



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
12 AUGUST 2019**

Application Number	FUL/MAL/19/00397
Location	The Gatehouse, Sea End Caravan Park, Belvedere Road, Burnham-On-Crouch, Essex, CM0 8AB
Proposal	Variation of condition 2 on approved planning permission FUL/MAL/95/00407 (Retention of consent refs. BUR/23/51 without compliance with condition 3 BUR/21/59 condition 1 and MAL/909/77 condition 3 to allow occupancy of caravans from 1 March to 30 November annually.)
Applicant	Mr M Annis - Rice & Cole Ltd.
Agent	Mr Mark Southerton
Target Decision Date	02.07.2019 (EoT agreed: 16.08.2019)
Case Officer	Anna Tastsoglou
Parish	BURNHAM SOUTH
Reason for Referral to the Committee / Council	Major application

1. RECOMMENDATION

APPROVE subject to the conditions as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

SE Committee
19/00397/FUL



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Maldon District Council 100018588 2014

www.maldon.gov.uk

Scale: 1:2,500

Organisation: Maldon District Council

Department: Department

Comments: Not Set

Date: 31/07/2019

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

Site description

- 3.1.1 The site is a parcel of land used as a holiday caravan site, which lies to the east of Burnham-on-Crouch, north of the riverside footpath and marshland and it is located outside the development boundaries. The site falls within Flood Zone 3; a high risk flood zone. The caravan park is sited immediately adjacent to the east of the sewage works.
- 3.1.2 The site is licensed for the stationing of static caravans which are arranged mainly in a north south direction. The site is accessed via a private service road off of Belvedere Road.
- 3.1.3 To the south of the site is the Crouch estuary and the Caravan Park is bounded predominantly by soft landscaping. To the west of the site is the Burnham sewage works. The application site is in close proximity to the Crouch and Roach Estuaries Special Protection Area (SPA), Essex Estuaries Special Area of Conservation (SAC) and the Outer Thames Estuary SPA. It is also listed as the Crouch and Roach Estuary Ramsar site and also notified at a national level as the Crouch and Roach Site of Special Scientific Interest (SSSI). It should also be noted that the site is adjacent the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone (MCZ).

Description of proposal

- 3.1.4 The proposal seeks permission for the variation of Condition 2 on planning permission reference FUL/MAL/95/0407 to allow the occupation of the site at any time of the year. Condition 2 of this original planning permission restricted occupation of the site between 1 December and 1 March in the following year. The condition states:

“The caravan shall not be used for human habitation between 1 December in any one year and 1 March in the following year.”

REASON: The site is within an area where it is the policy of the Planning Authority to prevent permanent residential use. Planning permission is given in this instance for holiday use only.”

- 3.1.5 The proposal seeks to allow occupation of the caravans for all year round and effectively the site would provide an “open” period of 12 months.
- 3.1.6 It is noted that the current application is a resubmission following refusal of a similar application (Reference Number: FUL/MAL/18/00849) for the following reason:

“The proposed extended occupancy period of the caravan site to any time of the year has a potential significant impact upon the nature conservation designations and protected species. The Applicant has submitted insufficient information to allow the Local Planning Authority to complete a Habitats Regulation Assessment to demonstrate that the year round use of the site has not significant impact or the

significant impact is such that it can be mitigated or compensated in a satisfactory way. The development is therefore unacceptable and contrary to policies S1, D2 and N2 of the Local Development Plan as well as guidance contained within the National Planning Policy Framework.”

- 3.1.7 The current application is supported by an Ecology Report, namely ‘Habitats Regulation Assessment, dated 30/05/2019, which includes information regarding the likely significant effects of the proposed development on the nature conservation sites and measures to mitigate any impacts.

3.2 Conclusion

- 3.2.1 Having taken all material planning considerations into account, it is found that the development would be acceptable in principle and it would not have a detrimental impact on the character of the area or the amenities of the neighbouring occupiers. The proposal would not adversely affect highway safety or increase flood risk. Furthermore, given that sufficient information has been submitted to demonstrate that the development would not be harmful to the sensitive nature conservation designations and the protected species, the previously raised objection has been overcome. Therefore, the development is considered acceptable and in accordance with the aims of the development Plan and the guidance contained within the National Planning Policy Framework (NPPF).

4. MAIN RELEVANT POLICIES

Members’ attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 83-84 Supporting a prosperous rural economy
- 148-169 Meeting the challenge of climate change, flooding and coastal change
- 170-183 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S7 Prosperous Rural Communities
- S6 Burnham-on-Crouch Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and the Built Environment
- D2 Climate Change & Environmental Impact of New Development
- D5 Flood Risk and Coastal Change

- E5 Tourism
- T1 Sustainable Transport
- T2 Accessibility
- N2 Natural Environment and Biodiversity

4.3 Burnham-on-Crouch Neighbourhood Development Plan (7 September 2017):

- Policy EC.6 – Tourism
- Policy EN.1 – Flood Prevention
- Policy EN.3 – Enhancement of the Natural Environment
- Policy RI.2 – Design Sensitivity of Riverside Developments

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Design Guide (MDDG) SPD (2017)
- Maldon District Vehicle Parking Standards SPD (2018)
- Essex Design Guide (1997)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the 1990 Act and paragraph 47 of the NPPF require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan comprises of the approved LDP.

5.1.2 The Maldon District Local Development Plan (MDLDP) has been produced in light of the original NPPF's emphasis on sustainable development and policy S1 promotes the principles of sustainable development encompassing the three objectives identified in the NPPF. These three objectives of sustainable development are also reiterated in the revised NPPF (paragraph 8).

5.1.3 Policy E5 of the LDP states that the Council will support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the District's landscape, heritage and built environment. Furthermore, Policy EC.6 of the Burnham-on-Crouch Neighbourhood Plan States that "*Proposals that would improve and extend the tourism offer in the Town will be supported*". It is considered that the principle of the proposal would be in line with the main thrust of policies E5 and EC.6 as the extension of the occupancy period of a holiday caravan park would contribute to the local tourism.

5.1.4 The proposed development is to extend the time period of the operation of the holiday caravan site at any time of the year. Concerns with regard to ensuring control of permanent occupation were previously raised by the Local Planning Authority for a similar proposal to use a holiday caravan site full year round (Application Ref.: FUL/MAL/15/00573, Eastland Meadows Caravan Park). The application, which was tested on appeal (Appeal Ref.: APP/X1545/W/16/3146670) and was allowed by the

Inspector, who considered that a condition to maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses would be sufficient to control permanent occupancy and would also be enforceable. On that basis, any concerns regarding using the caravans as permanent residence, due to the year round operation of the site could be overcome, by the imposition of a condition as stated above.

- 5.1.5 Among other considerations, the policy supports proposals subject to environmental considerations. Sea End Caravan Site is a well-established tourist facility on the northern bank of the River Crouch. Like other caravan parks close to the coast, the site is subject to restrictions on the use of the park accommodation during the winter months. Policy N2 of the LDP states that where any potential adverse effects to the conservation value or biodiversity value of designated sites are identified, the proposal will not normally be permitted.
- 5.1.6 The proposed development is supported by an Ecology Report, namely 'Habitats Regulations Assessment' which includes information in relation to the likely significant effects of the development on the nature conservation sites, as well as mitigation measures to address any potential impacts of the development. Furthermore, surveys for wintering birds have been carried out. The details of this information are further assessed below in the relevant section of the report.
- 5.1.7 Other matters, such as the impact of the development on the character of the area, the potential impact on neighbours and any flood risk and highways issues are also assessed below in relevant sections.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- 5.2.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:

- a) *Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;*
- b) *Height, size, scale, form, massing and proportion;*
- c) *Landscape setting, townscape setting and skylines;*
- d) *Layout, orientation, and density;*
- e) *Historic environment particularly in relation to designated and non-designated heritage assets;*
- f) *Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and*
- g) *Energy and resource efficiency.*

5.2.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).

5.2.5 The proposal is to extend the occupancy period for caravans located within an established and existing caravan park. Therefore, the proposal would not alter the character and appearance of the area in any material way. On this basis, the impact of the proposal upon the character and appearance of the area is acceptable.

5.3 Impact on Residential Amenity

5.3.1 The basis of Policy D1 of the LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by Section C07 of the MDDG (2017). Policy H4 requires consideration of the effect of development on neighbouring amenity and safety.

5.3.2 The nature of the proposal is such that it would not alter the relationship of the existing plots with their neighbouring plots or the relationship of the use with residential properties nearby and as such, there would be no greater detrimental impact upon the amenity of the neighbouring residents by the extension of the occupancy period, in terms of overshadowing, domination, loss of privacy or sense of enclosure. The development due to the extended time period of occupancy would result in greater activity and movements on winter months, but this would not be greater than that already caused, given that the proposal would not increase the size of the caravan site. Furthermore, due to the distance of the development to residential units, it is not expected that a year round access to the site would cause undue disturbance.

5.4 Access, Parking and Highway Safety

5.4.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

- 5.4.2 The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as minimum standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards are to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.
- 5.4.3 The proposal would not alter the highway access or parking arrangements. Furthermore, as there is an established use on the land, the extension of the occupancy period is not considered to create any significant additional traffic. On this basis, the proposal is considered acceptable in terms of access, parking and highway safety.

5.5 Private Amenity Space and Living Conditions of the Future Occupiers

- 5.5.1 With regard to the size of amenity spaces, the Council has adopted the MDDG as a supplementary guidance to support its policies in assessing applications for residential schemes. Policy D1 of the LDP indicates the need for amenity space in new development and that the spaces provided must be useable.
- 5.5.2 The proposal would not alter the physical dimensions of the plots or the caravans occupying them. As such there are no objections in terms of private amenity space. In any case, the land is a caravan site and therefore conditions to allow sufficient space between the caravans are controlled through licensing.
- 5.5.3 As noted above, no alterations to existing layout or landscaping of the caravan site are proposed and thus, no objection is raised in terms of landscaping.

5.6 Flood Risk

- 5.6.1 The application site is located within Flood Zone 3a, defined by Planning Policy Guidance (PPG) as having a high probability of flooding. Policy D5 of the LDP, in line with national policy, provides local flood risk considerations and seeks to direct development to the lower risk flood zones.
- 5.6.2 The proposed variation of the occupancy period would not alter the classification of the use in relation to its vulnerability to flooding as per the relevant classification table contained in the PPG. The site is at risk of flooding, but benefits from sea defences and the development will not increase the number of people at risk from flooding, as the number of caravans allowed will remain the same. Nevertheless, according to the submitted Flood Risk Assessment (FRA), the prospects for a major flood event are not considered to be significantly greater in the winter period but

logically would have as much potential to occur over the existing 'open' season when a period of severe winds and adverse tidal conditions could potentially raise water levels higher than under any normal circumstance. It is suggested that implementing appropriate flood risk management measures represents a greater overall reduction in risk compared to the modest reduction if the closed period was to be retained. To reduce flood risk it is suggested that sufficient provision of adequate EA flood warnings and an evacuation plan and procedure are put into place. For that reason a flood evacuation plan has been submitted with the FRA.

- 5.6.3 It is also noted that, due to the nature of the development, the proposal will have no impacts on the ability of the site to absorb surface water as there will be no increase in surface water discharging to the ground. With regard to Sequential Test, paragraph 158 of the NPPF states that is to steer new development to areas with the lowest risk of flooding. The proposal does not involve new development, but variation of a condition previously imposed to an approved development. On that basis, it is not considered that a sequential test should be applied.
- 5.6.4 The Environment Agency has been consulted and raised no objection to the proposal. Provided the caravans are still being used for short term holiday use, the vulnerability classification of the development will not change. This is to ensure that in case of a flood event, the holiday makers would have an alternative residence available and would not lose all of their possessions. The Environment Agency suggests that the site users should register with their warning service and a flood plan should be provided for the site and its users. The application is accompanied with a flood warning plan that covers all three possible flood events (flood alert, flood warning and severe flood warning). An evacuation plan has also been submitted, as well as procedures to evacuate the site.
- 5.6.5 In light of the above, the proposed development is not considered to give rise to any demonstrable increase in flood risk on the site or elsewhere and it would not risk the lives of the occupiers. A condition to secure the details of the food warning and evacuation plan will be imposed.

5.7 Ecology

- 5.7.1 The NPPF states that if significant harm to priority habitats and species, resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- 5.7.2 Policy D2 seeks all development to minimise its impact on the environment by incorporating measures to minimise all forms of possible pollution including air, land, water, odour, noise and light. Any detrimental impacts and potential risks to the human and natural environment will need to be adequately addressed by appropriate avoidance, alleviation and mitigation measures.
- 5.7.3 Policy N2 of the LDP states that:

“All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features, priority habitats and / or protected or priority species, either

individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance.”

- 5.7.4 The application site is within close proximity to nationally and internationally designated nature conservation sites, including the Crouch and Roach Estuaries Special Protection Area (SPA), Essex Estuaries Special Area of Conservation (SAC), the Outer Thames Estuary SPA, the Crouch and Roach Estuary Ramsar site and also notified at a national level as the Crouch and Roach Site of Special Scientific Interest (SSSI). It should also be noted that the site is adjacent the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone (MCZ). As stated previously, policy N2 of the LDP states that where any potential adverse effects to the conservation value or biodiversity value of designated sites are identified, the proposal will not normally be permitted.
- 5.7.5 If the Local Planning Association (LPA) is considering to grant planning permission in relation to any development likely to affect a designated site of conservation of nature, Section 63 of the Habitats Regulations require the LPA to carry out an appropriate assessment (also known as a Habitat Regulation Assessment (“HRA”)) to fully consider the impact of the proposal to the designated site. To do so, the Applicant has to provide sufficient information to the LPA to allow them to carry out the HRA. As noted above, the application is supported by an Ecological report, which includes information in relation to the likely significant effects of the proposed development and mitigation measures to overcome any potential impacts.
- 5.7.6 The submitted report recognises that there would be no direct or indirect effects caused by construction impacts, given that the proposal would only relate to extension of the time period of the existing holiday caravan use of the site. However, it is noted that the proposal would result in an extension of three months of the occupancy of the site at the most sensitive time of the year and as such there will likely be significant effects arising from the increased recreational pressure during these months.
- 5.7.7 As noted above a wintering birds survey has been carried out to understand the interruption of wintering birds. It is stated that four site visits were conducted during winter months (between 28/11/2018 and 25/02/2019) and a likely significant impact has been identified on foraging waterbirds within 1km of the site, predominantly caused by walkers with dogs.
- 5.7.8 To overcome the main direct effects, including noise and lighting, it is proposed that all major maintenance, except emergency work, will be scheduled for the summer months (April to August) to avoid the sensitive winter period. Furthermore, noise is not expected to be significant and also the existing sea-wall provides an effective buffer to noise sources. Lighting mitigation to limit the light pollution of the estuary would be reviewed for the sensitive winter months.
- 5.7.9 To mitigate the indirect effects, including recreational disturbance and issues such as fly-tipping, two information signs (one near the entrance of the caravan park and one at the sea wall) would be installed including information about the protected area and species. Furthermore, two smaller signs are proposed to be installed in similar locations, requesting dogs to be kept on leads between November and February. A dog bin to be managed by the applicant will be located at the entrance to the caravan

park. Moreover, an information pack including details of the protected area will be provided to all occupants.

- 5.7.10 The submitted Ecology Report concludes that, subject to the proposed mitigation measures, the integrity of the site would not be affected either in isolation or when taken in combination with other projects.
- 5.7.11 Natural England has been consulted and assessed the information submitted by the applicant and considers that subject to securement of the mitigation measures proposed, the development would not have an adverse effect on the integrity of the nature conservation sites.
- 5.7.12 It is also noted that the Council's Countryside Officer has been consulted and raised no objection regarding the impact of the proposal on protected species, subject to the implementation of the development in accordance with the proposed mitigation measures.
- 5.7.13 In light of the above, it is considered that sufficient information to demonstrate that the proposal will not cause any adverse effect to the integrity of the designated site has been submitted with the application and as such, an objection is no longer raised regarding the potential impact of the development on the nature conservation site and the protected species.

5.8 Pre-Commencement Conditions

- 5.8.1 No pre-commencement conditions are suggested.

6. ANY RELEVANT SITE HISTORY

- **BUR/23/51**- Caravan site. Approved 28.12.1951
- **BUR/21/59** – Extension of caravan site. Approved 27.05.1959
- **MAL/909/77** - Extension of caravan park. Approved 01.07.1980
- **MAL/458/76** - Extension of caravan site. Refused 06.12.1976
- **FUL/MAL/95/00407** - Retention of consent refs. BUR/23/51 without compliance with condition 3 BUR/21/59 condition 1 and MAL/909/77 condition 3 to allow occupancy of caravans from 1 March to 30 November annually. Approved 20.09.1995
- **FUL/MAL/07/00542** - Erection of prefabricated log cabin to replace existing sales office caravan. Approved 18.07.2007
- **FUL/MAL/07/00534** - Change of use of land for the station of a mobile home for full time resident warden. Approved 18.07.2007
- **FUL/MAL/18/00849** - Variation of condition 2 on approved planning permission FUL/MAL/95/00407 (Retention of consent refs. BUR/23/51 without compliance with condition 3 BUR/21/59 condition 1 and MAL/909/77 condition 3 to allow occupancy of caravans from 1 March to 30 November annually.) Refused 10.10.2018

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham-on-Crouch Town Council	Object to the application. The development would not comply with the Neighbourhood Plan, it will have an adverse effect on tourism, it may result in permanent residency and it would set an unacceptable precedent in Burnham-on-Crouch.	All of the matters raised are discussed within the main body of the report (predominantly in section 5.1).

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Environment Agency	No objection.	Noted.
Natural England	No objection, subject to necessary mitigation measures.	Noted and condition is imposed.

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health Team	No objection – subject to conditions that the site remains in a holiday use and the owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of individual holiday accommodation units.	Comments noted and conditions are imposed.
Coast and Countryside Officer	No objection to the proposed development, subject to the suggested mitigation measures, which are considered to be reasonable.	Comments noted and condition are imposed.

7.4 Representations received from Interested Parties

- 7.4.1 No letters of representation have been received in relation to the proposed development

8. PROPOSED CONDITIONS

- 1 No holiday accommodation shall be used as a person's sole or main place of residence.
REASON In order to ensure that the approved use is carried out in accordance with the submitted details, that the use of the site is for holiday purposes only, that there is no adverse effect to the adjoining designated nature conservation site and to ensure that the impact from any flood events is limited in line with policies S1, S8, E5, D1, D2, D5 and N2 of the approved Local Development Plan, policies EC.6, EN.1 and EN.3 of the Burnham-on-Crouch Neighbourhood Plan and the guidance contained within the National Planning Policy Framework.
2. The holiday accommodation shall be used for holiday purposes only.
REASON In order to ensure that the approved use is carried out in accordance with the submitted details, that the use of the site is for holiday purposes only, that there is no adverse effect to the adjoining designated nature conservation site and to ensure that the impact from any flood events is limited in line with policies S1, S8, E5, D1, D2, D5 and N2 of the approved Local Development Plan, policies EC.6, EN.1 and EN.3 of the Burnham-on-Crouch Neighbourhood Plan and the guidance contained within the National Planning Policy Framework.
3. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
REASON In order to ensure that the approved use is carried out in accordance with the submitted details, that the use of the site is for holiday purposes only, that there is no adverse effect to the adjoining designated nature conservation site and to ensure that the impact from any flood events is limited in line with policies S1, S8, E5, D1, D2, D5 and N2 of the approved Local Development Plan, policies EC.6, EN.1 and EN.3 of the Burnham-on-Crouch Neighbourhood Plan and the guidance contained within the National Planning Policy Framework.
4. The proposed development shall be implemented in accordance with the forms of mitigation included in section 5 of the submitted "Habitats Regulations Assessment" (written by Southern Ecological Solutions, dated 30/05/2019) and be retained as such in perpetuity.
REASON In order to ensure that there is no adverse effect to the adjoining designated nature conservation site in line with policies S1, S8, E5, D1, D2 and N2 of the approved Local Development Plan, policy EN.3 of the Burnham-on-Crouch Neighbourhood Plan and the guidance contained within the National Planning Policy Framework.
5. The use of the site hereby permitted shall be implemented in accordance with the Flood Warning and Evacuation Plan submitted with this application. The Plan shall be made available to all users of the site at all times throughout the lifetime of this permission.

REASON In order to ensure that the impact from any flood events is limited in line with policy D5 of the approved Local Development Plan, policy EN.1 of the Burnham-on-Crouch Neighbourhood Plan and the guidance contained within the National Planning Policy Framework.