



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
15 OCTOBER 2025**

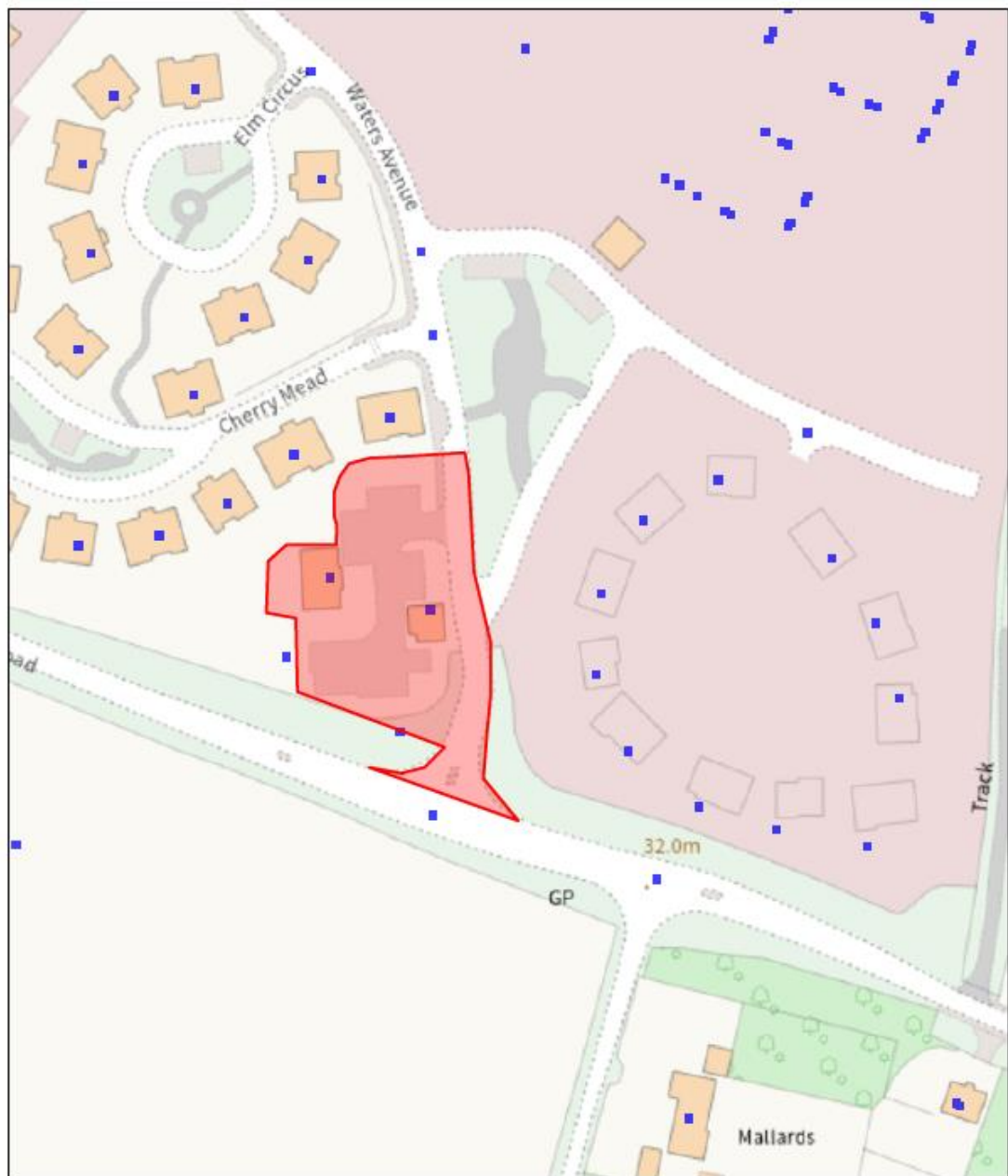
| | |
|---|---|
| Application Number | 24/00667/FUL |
| Location | Burnham Waters Site Office 1 Waters Avenue Burnham-on-Crouch |
| Proposal | Temporary period to use site office as site office and community hub: to include use as shop and cafe, with associated external alterations, and use of approved parking spaces as temporary outdoor seating area |
| Applicant | Mr Ian Holloway - Burnham Waters Limited |
| Agent | Mr Stewart Rowe - The Planning And Design Bureau Ltd |
| Target Decision Date | 24.10.2025 (Time Extension Agreed) |
| Case Officer | Chris Purvis |
| Parish | BURNHAM NORTH |
| Reason for Referral to the Committee / Council | Referred by the Assistant Director – Planning and Implementation under Part 1(A)4 of the Area Planning Committee Terms of Reference in consultation with the Chairperson of the appropriate Area Committee where proposals of significant public interest, would have a significant impact on the environment, or should otherwise be referred to Members |

1. RECOMMENDATION

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

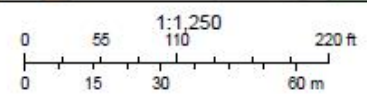
2. SITE MAP

Please see below.



9/26/2025, 11:21:09 AM

■ GMS BLPV Points



3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

Site Description

- 3.1.1 The site forms part of the southern end of the Burnham Waters retirement community site and is adjacent to the north side of the B1010 Maldon Road. The site measures 0.29 hectares and is positioned directly to the west of site's entrance. There are currently two buildings in this part of the site, one is used as a security office and the other is the site office. It is the site office that is subject of this application. Within the site area is a road serving parking spaces along with landscaping.

Description of the Proposal

- 3.1.2 Planning permission is sought for a temporary period of three years to use the existing building of the site office, approved through outline planning application reference 18/00443/OUT and reserved matters approval 20/00846/RES, for a joint use as a site office and community hub. This will include use as shop and cafe, with associated external alterations, and use of the approved parking spaces as temporary outdoor seating area.
- 3.1.3 The application explains that the intention is for this temporary use to be delivered before the approved permanent shops are constructed on site and would therefore bridge the gap until the approved shops and other community uses are constructed and become available. This application intends to provide a temporary community hub for residents.
- 3.1.4 The layout plan shows an open plan seating and tables area adjacent the site entrance with a back bar and servery area. Other rooms include toilet facilities, a comms room and pantry/handwashing area. Externally to the south of the building open terrace areas would be provided for outdoor seating with tables and following site visit it is evident that this has already been installed in replacement of the previous parking spaces. A 2m high fence would be erected to the west elevation of the building which would also act as a screen for refuse storage.
- 3.1.5 Externally some minor changes are proposed to the building's elevations regarding slight amendments to windows and doors. Internally changes are proposed to remove some internal walls to create an open plan shop and café area.
- 3.1.6 The parking areas within the site would include 21 parking spaces following the external works to the front of the building.
- 3.1.7 The community hub/shop/café would be operated by one member of staff and would be open for residents between the hours of 07:30 to 23:00 Monday to Saturdays and 08:00 to 22:00 on Sundays and Bank Holidays. No ventilation for cooking is proposed as only small scale electrical kitchen items would be used such as a coffee machine, microwave and toaster etc. No amplified speech or music is intended.

3.2 Conclusion

- 3.2.1 It is considered that the temporary period to use the site office as site office and community hub: to include use as shop and cafe, with associated external alterations, and use the approved parking spaces as temporary outdoor seating area is considered acceptable. Along with the proposed external changes to the building, the outdoors areas and the car park area this would not harm the appearance or

character of the locality and due to its relationship with the adjoining properties, would not result in any undue harm by way of overlooking or loss of amenity. It is therefore considered that the proposed development is in accordance with the relevant policies contained within the Local Development Plan (LDP), the Burnham on Crouch Neighbourhood Development Plan and the National Planning Policy Framework (NPPF)/ Planning Practice Guidance (PPG).

4. MAIN RELEVANT POLICIES

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

4.1 National Planning Policy Framework 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
- 54-58 Planning Conditions and Obligations
- 85-89 Building a strong, competitive economy
- 90-95 Ensuring the vitality of town centres
- 96-108 Promoting healthy and safe communities
- 109-118 Promoting sustainable transport
- 131-141 Achieving well-designed places
- 161-186 Meeting the challenge of climate change, flooding, and coastal change
- 187-201 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
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- E1 Employment
- E2 Retail Provision
- E3 Community Services and Facilities
- N2 Natural Environment, Geodiversity and Biodiversity
- N3 Open Space, Sport and Leisure
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services
- I2 Health and Wellbeing

4.3 Relevant Planning Guidance / Documents:

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

4.4 Burnham-on-Crouch Neighbourhood Development Plan (2017)

- Policy CS.2 – Community Facilities

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Policy S8 protects the countryside for its landscape, natural resource and ecological value as well its intrinsic character and beauty. This policy does include exceptions and point c) allows for community services and facilities to meet local need in accordance with policy E3. The proposal would not lead to any additional built form in this location, which is outside of the settlement of Burnham on Crouch but is within a site that has permission to become a community retirement village and is currently subject of that development. The proposal would lead to more activity in this location through its uses and outside areas of tables and seating. However, given the scale of the building these changes would be in-significant and the proposal would not have any significant impact upon the landscape/countryside nor contradict the criteria set out in policy S8.
- 5.1.2 Policy E3 seeks to enhance and retain provision of community services and facilities, particularly where they are essential to the local community. Chapter eight of the NPPG promotes social interaction and social inclusion. The outline planning permission and subsequent reserved matters approval have allowed for eight shops to be provided in the centre of the site, however, the applicant has explained that these eight shops won't be provided just yet and therefore to benefit the existing and new population on site, a temporary planning permission is sought for the existing site office building to be used as a joint use as a site office and community hub: to include use as shop and café. This would therefore bridge the gap of a lack of such facilities on site until the approved shops and other community uses are constructed and become available. This would promote the opportunities for social integration amongst the new community of residents on site, which would be beneficial for health and wellbeing having regard to the criteria in policy I2. This would also be beneficial with regard to policy CS.2 considerations of the Burnham-on-Crouch Neighbourhood Development Plan (BOCNDP) that require community facilities to be provided in relation to proposals for new housing development.
- 5.1.3 In principle there are no objections to this approach and policy S1 through bringing residents together as the on the site community develops. In terms of the environmental dimension of the NPPF and policy S1 providing this facility on site reduces the need to travel off site for the current residents of the site.
- 5.1.4 The existing permissions for the site have already been found to comply with policies H3 and I2 in creating this retirement community site.
- 5.1.5 Policy E2 permits town centre uses within the town centre areas defined in the LDP. Any edge of or out of centre locations (like this one) would be required to provide an impact assessment where the floorspace exceeds 1,000 sqm. In this instance the

floorspace involved is 107 sqm so is significantly less than the policy requirements. The small scale nature of the proposed changes are designed for the existing and new community on site and therefore are not considered to be of a scale that would be impact upon the Burnham on Crouch town centre.

- 5.1.6 Based on the policy assessment above the principle of the proposal is considered acceptable in this instance.

5.2 Design and Impact on the Character of the Area

- 5.2.1 Policy D1 seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution and is subject to various criteria. The NPPF also promotes good design which is fundamental to high quality new development and its importance is reflected in the NPPF.
- 5.2.2 When compared to the existing building the proposed changes to its external appearance are relatively minor involving changes to the windows and doors. This would not detract from the appearance of the building or the immediate surrounding area. Outside the table and chairs represents a new use and would increase activity in this location but this would also not detract from the appearance of the building nor the wider site given the small scale of activity that would be associated with this use.
- 5.2.3 The external works in forming the outside the table and chairs includes landscaping planting areas in planters and laid lawn, which would in time assist in visually improving this area.
- 5.2.4 Based on the above there are no objections raised to the external changes to the building and outside areas with regard to policy D1 or the guidance in the NPPF.

5.3 Access, Parking and Highway Safety

- 5.3.1 Policy T1 of the approved LDP seeks to create additional sustainable transport opportunities. 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.
- 5.3.2 The Council's adopted Vehicle Parking Standards (VPS) SPD (2018) contains the parking standards which are expressed as minimum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.
- 5.3.3 The proposed temporary use would not result in any changes to the access and nor would this impact upon highway safety in terms of vehicle movements associated with this temporary use. Essex County Council as the Local Highway Authority raise no objections to the application.
- 5.3.4 The VPS requires 1 space per 20 sqm of floorspace for a retail use and 1 space per 5 sqm of floorspace for food and drink locations, both these requirements apply to outside of town centre locations. The building measures 107 sqm of internal floorspace but only half of that provides floorspace for the shop/cafe use which measures around 55 sqm of floorspace and a need for a total of 23 parking spaces.

- 5.3.5 The approved arrangement provides for 25 parking spaces but based on the parking standards this provided a nine parking space overprovision of parking spaces based on the approved uses in this location, that being the office and maintenance building. The external works in providing the outdoor table and chairs location has resulted in the loss of nine parking spaces to the front of the building on its eastern and southern sides, however, four additional parking spaces have been formed to the southern side of the car park and one additional space to a bank of previously three parking spaces at the northern edge of the car park. There is a net loss of five parking spaces and this application generates a need of 23 parking spaces in total. Whilst only 21 parking spaces would be provided the deficiency of two parking spaces is not considered to present a parking issue especially taking account of how far the development of the site has progressed and the likely demand for parking in this location for this use. It should also be noted that the use is aimed at the existing residents of the site that could also walk to the site using the private routes through the site.
- 5.3.6 It should be noted that the security office is located within the red lined application site and therefore this use would need to also use the car parking facilities, but the security office only employs two members of staff at any one time so would not generate significant parking demand that cannot be accommodated within the car parking area.
- 5.3.7 For cycle parking no details have been provided but to the front of the building there would be room for a cycle parking area and given the scale of this proposal such details in this instance can be secured through a planning condition.
- 5.3.8 On the basis of the above, it is considered that the proposal is acceptable with respect to access, parking and highway safety, in compliance with Policy T2 of the LDP.

5.4 Impact on Neighbouring Amenity

- 5.4.1 The basis of policy D1 in the approved 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.
- 5.4.2 The nearest neighbouring properties are those new bungalows built on the site and the nearest is 15m from the building. The external changes to the building would not lead to any overlooking or loss of privacy issues upon this or any nearby bungalow on the site. The only potential impact upon these nearby bungalows would arise from noise and disturbance from the temporary use of the building and in particular the external seating areas. The external seating areas are located to the south and east of the building furthest away from the nearest properties. Planning conditions can be imposed to limit hours of use and deliveries, not allow for any amplified speech or music to prevent any harm to amenity.
- 5.4.3 On the basis of the above, it is considered that the proposal would not materially harm the amenity of the occupiers of the nearby residential properties, in compliance with the NPPF and Policy D1 of the LDP.

5.5 Other Matters

- 5.5.1 With regard to ecology and Biodiversity Net Gain, this part of the site has been recently developed and does not contain any habitats. The applicant's Biodiversity Assessment and BNG Covering Letter explains this and identifies mitigate measures

and mandatory Biodiversity Net Gain so that this temporary proposal can achieve the 10% Biodiversity Net Gain requirement. The applicant has provided a plan showing 4 trees to be planted pursuant to the Biodiversity Net Gain Assessment, along with the recently installed existing planting areas at the site. Place Services Ecology have no objections to the application but suggest a list of planning conditions. Having reviewed these conditions they are not considered necessary for the temporary planning permission sought through this application, so the conditions are not included in the recommendation section to this application.

6. **ANY RELEVANT SITE HISTORY**

6.1 Relevant planning history.

| Ref | Proposal | Decision |
|---------------|--|---|
| 18/00443/OUT | Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping | Approved at full Council on 13.09.2019 and subject to conditions and s106 |
| 20/00846/RES | Reserved matters application for the approval of appearance, scale & landscaping on approved planning application 18/00443/OUT (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping) | Approved 14.10.2020 |
| 22/01007/VARM | Variation of conditions 15 (site access construction), 16, (site access layout), 17 (new footpaths) and 31 (approved drawings) on approved planning permission 18/00443/OUT (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class | Approved 09.03.2023 |

| Ref | Proposal | Decision |
|---------------|---|--------------------------------|
| | <p>C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping) (as amended by 22/00807/NMA) to accommodate amendment to site access</p> | |
| 22/01139/VARM | <p>Variation of condition 1 (drawings), condition 3 (boundary treatments), condition 4 (details of soft landscaping), condition 7 (external materials), condition 14 (waste management/refuse points) and condition 18 (external plant/machinery) of reserved matters approval reference 22/00703/VARM (Variation of condition 7 (phasing plan) on reserved matters approval 20/00846/RES (Reserved matters application for the approval of appearance, scale & landscaping on approved planning application 18/00443/OUT (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping))) to accommodate amendment to site access, revised external materials and enclosures for refuse storage and external plant/machinery.</p> | <p>Approved 21.04.2023</p> |

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 | Recommend refusal due to a conflict with the NPPF as this does not conserve or enhance the development. Incompatible with the rural character of the location and adjacent roads. Concerns that this will delay time building the proposed development and impact upon other local cafes. | See section 5 of the report that assessing the application |

7.2 **Statutory Consultees and Other Organisations** (*summarised*)

| Name of Statutory Consultee / Other Organisation | Comment | Officer Response |
|---|----------------|-------------------------|
| Essex County Council Highways | No objection | No comments required |

7.3 **Internal Consultees** (*summarised*)

| Name of Internal Consultee | Comment | Officer Response |
|-----------------------------------|--|---|
| Environmental Health | No objection as no noise concerns or comments for this application. No objections to the revised layout | Noted |
| Place Services Ecology | No objection subject to conditions for a biodiversity strategy, wildlife sensitive lighting, an optional condition for habitat management and monitoring plan or a biodiversity gain condition as an informative | Having review the conditions they are not considered necessary for the temporary planning permission sought through this application so the conditions are not included in the recommendation section to this application |

7.4 **Representations received from Interested Parties** (*summarised*)

- 7.4.1 **3 responses** received **commenting** on the application and summarised as set out in the table below:

| Objection Comment | Officer Response |
|---------------------------------------|-------------------------|
| Excuses - The developer seems to have | No response required. |

| Objection Comment | Officer Response |
|--|---|
| said that war in foreign lands and the pandemic has led to the changes | |
| Build what got approved - This development seems to be constantly changing and this change is delaying the provision of the originally agreed facilities | The reasons for the temporary planning permission sought are clear and relevant to the current stage of the development process at the site with some properties now occupied and therefore the applicant is temporary looking to provide on site facilities to benefit the local community. There is nothing preventing applicants from making changes like this sought and that needs to be assessing planning terms as set out in this report. |
| Conflict with NPPF - Not sympathetic to local character and history, including the surrounding built environment and landscape setting | See section 5 of the report that assessing the application |
| Incompatible with LDP - The proposal does not align with policy S8 | See section 5.1 of the report that assessing the application |
| Conflict with Burnham Neighbourhood Plan - Contrary to policy HO.8 | Policy HO.8 of the BOCNDP refers to Housing Design Principles so this is not a relevant policy for the purposes of assessing this planning application. |
| Visual Impact and Inadequate Justification for Temporary Use - Detracts from the visual quality of the countryside | See section 5.2 of the report that assessing the application |
| Further change to the area - The temporary commercial structure and parking would have a further change to the area | See section 5.3 of the report that assessing the application |

8. **PROPOSED CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON To comply with Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the approved plans on the decision notice.
REASON To ensure that the development is carried out in accordance with the details as approved, in accordance with National Planning Policy Framework and policy D1 of the Maldon District Local Development Plan.
3. The use hereby permitted shall be discontinued and the building shall be restored to its condition immediately prior to this planning permission being authorised on or before the expiry of the date of this planning permission in accordance with a scheme of work previously submitted to and approved in writing by the local planning authority on or before 3 months prior to the planning permission's expiration unless before that date a formal planning application for the continuation of such use has been approved by the local planning authority.
REASON Due to the temporary nature of this planning permission and to ensure that the building is used for the purposes it was originally permitted, in the

interests of nearby residential amenity and in accordance with National Planning Policy Framework and policy D1 of the Maldon District Local Development Plan.

4. As the landscaping scheme has already been implemented on site, if within a period of five years from the date of the planting of any plant, or any plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place.

REASON To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policy D1 of the Maldon District Local Development Plan.

5. Prior to the first operational use of the building details of the trees to be planted as shown Biodiversity Net Gain Updated Landscape Plan shall be submitted to and approved in writing by the local planning authority. The trees shall be planted as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

REASON To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area, and to contribute to Biodiversity Net Gain in accordance with policy D1 of the Maldon District Local Development Plan.

6. The areas as shown demarcated for outdoor tables and chairs associated with this use shall only be used for this purpose for the duration of this temporary planning permission.

REASON Due to the temporary nature of this planning permission and to ensure that the building is used for the purposes it was originally permitted, in the interests of nearby residential amenity and in accordance with National Planning Policy Framework and policy D1 of the Maldon District Local Development Plan.

7. The vehicle parking area(s) as marked out on site shall be retained in this form at all times for the use hereby permitted. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to this approved use.

REASON In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policy T2 of the Maldon District Local Development Plan.

8. Prior to the first operational use of the building details of the number, size, location, design and materials of secure and weather protected cycle parking to serve the use hereby permitted shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed on site prior to the first use of the building and shall thereafter be permanently retained for sole use as cycle parking for the users and visitors of the development.

REASON To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with policy T2 of the Maldon District Local Development Plan.

9. The use hereby permitted shall only be undertaken between 0730 hours and 2300 hours on weekdays and between 0800 hours and 2200 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON In the interests of nearby residential amenity and to ensure that the development remains integrated with its surroundings as required by policy D1 of the Maldon District Local Development Plan.

10. Deliveries to and collections from the site shall only be undertaken between 0730 hours and 2300 hours on weekdays and between 0800 hours and 2200 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON In the interests of nearby residential amenity and to ensure that the development remains integrated with its surroundings as required by policy D1 of the Maldon District Local Development Plan.

11. There shall be no amplified sound used in the building hereby permitted/on the site.

REASON In the interests of the amenity and to mitigate the impact of development in accordance with by policy D1 of the Maldon District Local Development Plan.

APPLICATION PLANS / DOCUMENTS:

Application plans:

- DWG-BW-COU-01 – Site Outline Plan
- 6765-O-1201-P1 – Site Office – Plans and Elevations (as approved)
- DWG-BW-COU-02 – Site Plan
- DWG-BW-COU-03 – Ground Floor Plan
- DWG-BW-COU-04 – Front & Side Elevations
- Section A-A & Fence Detail
- Biodiversity Net Gain Updated Landscape Plan

Application supporting documents:

- Covering letter
- Planning Statement
- Biodiversity Net Gain ('BNG') Assessment documents