

APPLICATION NO.	P15/V2274/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	06.10.2015
PARISH	CHILTON
WARD MEMBER(S)	Margaret Turner and Reg Waite
APPLICANT	Satellite Applications Catapult
SITE	Land Adjacent to Upper Farm, Upper Farm Road, Chilton, OX11 0PH
PROPOSAL	Construction of a Far Field Antenna Test Facility, including one antenna and cabin (Transmit), one antenna tower (Receive) and ancillary facilities including one storage cabin, one storage container, one open storage cage, a service duct and associated access and parking.
AMENDMENTS	None
GRID REFERENCE	447556/185678
OFFICER	Simon Dunn-Lwin MRTPI

SUMMARY

This application is referred to the planning committee because 9 objections have been received from neighbours. The Chilton Parish Council does not object.

The proposal is for the construction of a test facility within the Harwell Campus land comprising two antennas, one 3m high transmission pole and one 19.5m receiver tower with dish and ancillary works as described above.

The main issues are:

- The principle of the development;
- The impact of the proposal on the amenities of neighbouring residents;
- The impact of the proposal on the AONB;
- The impact of the proposal on highway safety; and
- The impact of the proposal on local wildlife.

The report concludes that the proposal is acceptable because the impact on neighbour amenity, highway safety, the AONB and local wildlife would not be significantly harmful to justify refusal. The recommendation is to approve the application subject to conditions.

1.0 INTRODUCTION

- 1.1** The site is located to the southeastern edge of Harwell Science and Innovation Campus, which is a designated area for employment growth in the local plan, to facilitate the expansion of the campus. The area also lies within the designated North Essex Downs Area of outstanding Natural Beauty (AONB).
- 1.2** The main element of the proposal, the receiving tower with the dish aerial on top, sits on an existing concrete apron adjacent to a dense wooded area to the north of Upper Farm, close to the southern boundary of the campus expansion area which is currently open country. The site is a former airfield with two access points, one from Upper Farm Road to the southeast and the other from Avon Road to the northwest which comes off the A4185 that leads into Chilton over the A34.
- 1.3** The main site for the receiving tower sits on concrete hard standings from the former airfield. The land rises up towards the Ridgeway to the west and the site currently

comprise open country adjacent to the built up areas of the campus to the north, new housing in Chilton Fields to the east and upper farm immediately to the south. The new residential estate in Chilton Fields Way lie approximately 160m to the east to the rear of existing two storey houses. A site plan is **attached** at appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for a Far Field Antenna Test Facility, which comprises one 3m antenna and cabin (Transmitter) that sits 400m to the west on higher ground of the antenna tower with dish aerial (Receiver) which has ancillary facilities including one storage cabin, one storage container, one open storage cage, an underground service duct for power and associated access and three parking spaces.
- 2.2 The design and materials for the proposal befits its function. The lattice tower with the dish aerial on top would be supported by a lattice pre-fabricated grey metal structure with staircase and hoist to a working platform at a height of 16m. The main tower composition would include a central positioner for dish aerials rising to 17.5m. The proposal would test dish aerials of different diameter, the largest of which will be 4m that would bring the height up to 19.5m. The transmitter aerial is essentially a 3m pole that sits 400m to the northwest on higher ground 10m above the ground level the receiver tower.
- 2.3 The purpose of the facility is to calibrate antennas that are to be used in satellite communications. Manufacturers of antennas will rent the facility in order to calibrate their antennas to specific frequencies. Once the existing UK facility at Cobham is closed later in December 2015 there will be no other UK based facility. Manufacturers will book the facility for a minimum of one day and a maximum of five days.
- 2.4 The details of the operation are clarified as follows; the antenna to be tested will be brought to the site in a light van, or for the larger antenna, by a small four- wheel commercial vehicle. Smaller sized antenna will be removed from the delivery vehicle by hand, or for the larger antennas, by a forklift truck that will be kept on the site. Some of the larger antenna are delivered as a flat pack. The antenna will be assembled and then attached to the positioner, which will be lowered from the tower by the hoist. Both the antenna and positioner are moved into position via the external hoist attached to the tower and raised to the working platform level at 16m. The hoist will be electrically operated. The positioner and antenna are then located in a fixed position on the tower and the positioner is used to orientate the antenna ready for testing. The delivery vehicle would then depart.
- 2.5 There will be two operatives on the site who will conduct the tests, one person from the Catapult and one person from the manufacturers. On occasion there may be a verification team of up to three additional people. It has already been confirmed that they will be based in the Electron Building within Harwell campus and will walk to the Test Facility.
- 2.6 The tests involve the transmission of low power radio waves from the transmit mast (Tx) to the receive tower (Rx). The tests are carried out during daylight hours, normally between 9.00am and 5.00pm. The applicant has requested that a range of working hours during the week from 8.00am to 6.00pm would give some flexibility. During the winter, when daylight hours are restricted, testing will be over correspondingly shorter periods. The existing test facility at Cobham is utilised at 40% capacity. It is anticipated that this facility will operate at about 50% capacity.
- 2.7 The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the responses received. A full copy of all the comments received can be viewed online at www.whitehorsedc.gov.uk. A public notice was also placed outside the nearest houses in Chilton Fields Way.

3.2	Chilton Parish Council	No objection.
	Neighbours	<p>9 objections received. Four are multiple objections from two properties. The concerns/grounds for objection can be summarised as follows:</p> <ul style="list-style-type: none"> • Traffic impact on Upper Farm Road and particularly a danger to Chilton primary school and pedestrians. • Traffic disturbance to Chilton Fields way • Height of antenna tower above tree line and detract from area • Adverse impact on the AONB. • Loss of outlook/visual impact. • Loss of view of countryside. • Noise pollution and disturbance. • Adverse impact on living conditions of residents and their health; • Loss of privacy/visual intrusion. • Detract from open countryside. • Impact on Red Kites that nest in the copse and impact on local wildlife. • Inaccurate information submitted. <p>Officer response: There is no legal right to a view. The remaining points on amenity and AONB are addressed below.</p>
	County Archaeology	There are no archaeological constraints to this application
	Highways Liaison Officer (Oxfordshire County Council)	No objection in principle. Additional comments to be updated in Addendum Note.
	Countryside Officer (Ecology) (Vale)	No objection in principle. Additional comments to be updated in Addendum Note.
	Landscape Officer (Vale)	<p>This site is on the southern edge of Harwell Campus. It falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) therefore local plan policy NE6 and NPPF para 115 are relevant. The NPPF is also clear that “great weight” should be given to conserving the landscape and scenic beauty of AONB.</p> <p>A core Principle of the NPPF (paragraph 17) is that the planning system should contribute to conserving and enhancing the natural environment. Local plan policies DC1, DC6 and E7 are also relevant along with the North Wessex Downs Management Plan.</p> <p>The local plan under Policy E7 Harwell Science and Innovation Campus (a saved policy) states that E7 "seeks to maintain, and increase where appropriate, structural areas of open space and perimeter landscaping. This is in the interest of protecting wildlife habitats, securing a high quality working environment and reducing the visual impact of the campus in the wider landscape, which forms</p>

part of the designated North Wessex Downs Area of Outstanding Natural Beauty (AONB). Proposed structures over 12 metres in height will be subject to particular scrutiny." It also states "Development proposals will be considered in the context of a comprehensive approach to the whole of Harwell Science and Innovation Campus. The development is in accordance with and makes the necessary contributions to a comprehensive Landscape Plan for the whole campus."

Work is currently being undertaken by Harwell Campus on a Framework Masterplan for the whole of the Campus site, including looking at appropriate types and heights of development within different areas of the Campus. Although development heights are not yet agreed, the proposed height of this development would be higher than that what is proposed for this area of the campus. As acknowledged in the Design and Statement information, this area of the campus is land reserved for large scale scientific or experimental facilities.

The proposed development involves two main elements, first a proposed transmission antenna mast 3m high and associated and cabin, these are located to the south of the existing mound and will be viewed against the slope behind and will not break the skyline. The proposed grey colour of the cabin, will help reduce the visual impact of the proposal.

Secondly a proposed receiving tower and associated storage. The tower is to be 16m tall with a cabin located near the top, with a further 1.5m above the tower for the antenna positioner. The Design and Assess Statement states that the overall height of the tower with the largest antenna to be tested will be approximately 18.5m. However the submitted drawings illustrate up to 19.5m high. The main area for visual impact of the proposed tower will be from the west, both from the Ridgeway in the vicinity of East Hendred Down car park and from the trackway as it descends from the Ridgeway down the slope to Chilton past the southern boundary of the site.

Clear views of the tower will be available from the west but the tower and the associated storage will be seen against the backdrop of the trees and vegetation located to its east and south and in the context of the Chestnut Fields area of housing and the wider landscape behind Chilton. The development would not break the skyline due to the rising landform of the AONB backdrop.

Currently the proposed development area is viewed as an area of open grassland to the north of Upper Farm which extends northwards to the current development of Harwell Campus, however the development is contained within the area for business development. Due to the nature of the proposals it would be difficult to mitigate the visual impact from the west, the open elevated nature of the view and the operational requirement of the scheme, which requires clear sightlines between the elements. However some planting to the west of the scheme would soften the lower element including the proposed security fencing.

	<p>From the south and east of the development, including the Ridgeway the existing vegetation around Upper Farm will screen the lower level items of development such as the storage area, but it may be possible to see the top of the tower above the tree line due to the elevated viewing angle. However the tower would be seen against the backdrop of the existing Harwell Campus development including the Diamond Synchrotron and in the context of the Chestnut Fields area of housing to the east.</p> <p>While it is proposed that the tower and cabin are to be muted colours to help reduce their visual appearance, I am concerned about the dish element, which will be visible above the existing tree canopy, and if white, the dish will be visually detracting element in the landscape.</p> <p>The visual impact of the scheme, predominately from PRow to the west of the tower needs to be weighed against the relative small footprint of the proposal within an area where business development is expected and is seen in the context of the existing Harwell Campus and the Chestnut Fields area of housing. It is acknowledged that the proposed siting of the tower takes into account the existing vegetation to the north of Upper Farm to minimise its visual impact. Not having dishes mounted over a weekend would help reduce the proposed impact of the proposal.</p>
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4.0 RELEVANT PLANNING HISTORY

4.1 None relevant for this particular site but an extensive history for the Harwell campus exists but it is not directly relevant to this proposal.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse District Council Local Plan 2011

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy Number	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses
NE5	Protection of Species
NE6	The North Wessex Downs AONB
CF6	Masts and Antennae
CF7	Satellite Dishes
E7	Harwell Science and Innovation Campus
E10	Key Business Sites

5.2 Emerging Local Plan 2031 – Part 1

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. The relevant policies are as follows:-

Policy Number	Policy Title
Core Policy 1	Presumption in favour of sustainable development

Core Policy 6	Meeting Business and Employment Needs
Core Policy 15	Spatial Strategy for South east vale Sub-Area
Core Policy 36	Electronic Communications
Core Policy 37	Design and local distinctiveness
Core Policy 44	Landscape
Core Policy 46	Conservation and improvement of biodiversity

5.3 **National Planning Policy Framework (NPPF) – March 2012**

5.4 **Environmental Impact**

The site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.5 **Other Relevant Legislation**

- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Natural Environment and Rural Communities (NERC) Act 2006
- Wildlife and Countryside Act 1981
- The Conservation of Habitats and Species Regulations 2010
- Localism Act

5.6 **Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.7 **Equalities**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The relevant planning considerations in the determination of this application are:

1. The principle of development;
2. The impact on the amenities of the neighbouring residents;
3. The impact on the AONB;
4. Highway impacts; and
5. Ecology impacts.

6.2 **The Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the National Planning Policy Framework (NPPF) provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.3 Other material planning considerations include national planning guidance within the NPPF and NPPG and the emerging Vale of White Horse Local Plan: Part 1-Strategic Sites and Policies and its supporting evidence base.

6.4 The NPPF at paragraph 18 confirms that the government is committed to securing

economic growth to creating jobs and prosperity to meet the challenges of global competition and a low carbon future. Paragraph 19 clarifies that the planning system should do everything it can to support sustainable economic growth and that planning should operate to encourage and not act as an impediment to sustain growth and therefore significant weight should be placed on the need to support economic growth through the planning system.

- 6.5 Paragraph 42 of the NPPF goes on to emphasise the need to support high quality communications infrastructure essential for sustainable economic growth.
- 6.6 Adopted local plan policy E7 confirms the allocation of the site within the Harwell Science and Innovation Campus for future employment expansion and this is continued in the emerging plan to 2031 and the Science Vale Area Action plan, which is currently under preparation to encourage housing and employment growth across the area including Harwell campus.
- 6.7 Given that the designation of the site for employment growth in Harwell campus, in planning terms the principle of development on the site is considered acceptable and comply with adopted Vale of White Horse Local Plan policy E7 and the NPPF.
- 6.8 **Residential Amenity**
Adopted local plan policy DC9 states that development would not be permitted if it would unacceptably harm the amenities of neighbouring properties or the wider environment in terms of loss of privacy, dominance, noise or vibration, smells or dust, pollution or external lighting. Protecting amenity is a core principle of the NPPF. In addition, paragraph 45 of the NPPF specifically refers to telecommunications development to ensure proposals are not unneighbourly, particularly near schools or colleges or within statutory safeguarding zones around aerodromes.
- 6.9 Adopted local plan policy CF6 supports masts and antennas provided they do not cause visual harm to the surrounding area and that alternative sites have been considered, which are technically feasible and less harmful to visual amenity. In addition the policy caveats that there should be no harmful effects on health or cause significant interference to other electrical equipment, paying particular attention to the proposed position of the apparatus, scale, design and materials.
- 6.10 The applicant has demonstrated that 5 alternative positions have been considered for the location of the test facility in and around Harwell campus which were tested against locational requirements which comprised the following and they are shown in Appendix 2:-
- Minimum distance of 400m apart
 - No interference at facility from external sources such as:
 - No through road
 - No frequent cars / vehicles passing
 - No large metal object to cause reflections
 - As little disturbance to area as possible
 - Electrical Power cable / Pylons
 - Ability to rent land and access when required
 - Secure land
 - Located as close to Catapult building as possible
- The chosen location is considered to be the best-fit location for functionality and least interference to enable successful testing whilst also minimising visual prominence.
- 6.11 The technical note in the Design and Access Statement clarifies the radio operations.

The test facility involves the transmission of electromagnetic (radio) waves between the transmitter and the receiving antennas. During testing the transmitted signal will be an unmodulated continuous wave (CW). The antenna test facility will operate on a similar frequency band utilised in the mobile communications industry, but at levels 200 times lower. It can therefore be deduced that the effects are negligible and that it is safe to operate in public spaces. Table 2 below shows a comparison between the test facility and equipment that is common in a domestic setting.

Level (dBm)	Power (watts)	Equipment
33	2W	Typical mobile phone mast
27	500mW	Typical mobile phone
26	400mW	Typical Wi-Fi access hotspot
15	32mW	Typical Wi-Fi on laptop / home broad band router
10*	10mW*	Antenna test facility *

- 6.12 The applicant also confirms that the operation of the antenna test facility will be subject to OFCOM approval and will be operated in accordance with OFCOM licensing regulations. The facility will be used in accordance with the requirements and regulations that have to be complied with in the United Kingdom under the Wireless Telegraphy Act 2006. Under the terms of the Wireless Telegraphy Act 2006, it is an offence to install or use radio apparatus, except under and in accordance with a licence issued by OFCOM. In this regard, the operation of the facility will accord with the requirements set out in the NPPF. Under the NPPF guidelines, The Catapult is required to self-certify that it will operate the facility in accordance with OFCOM operating standards and a self-certification has been provided.
- 6.13 In terms of noise, the operation of the equipment would not produce any noise because low level electromagnetic signals generated would not be heard. The table above demonstrates the power level generated in the testing facility compared to, among others, a mobile phone. It is not anticipated that the comings and goings of staff involved in the test facility would cause undue disturbance because there would be no one working at the site, but technicians would visit during the hours envisaged under paragraph 2.5 and 2.6 above for the purposes identified. Hours of operation can be safeguarded by condition to mitigate any undue impact from operations.
- 6.14 With regard to neighbouring visual amenity, the main element of the impact would be from the receiving tower at a maximum of 19.5m with the largest of dishes being 4m in diameter. However, the location of the supporting tower with an intervening backdrop of the dense wooded area with an overall height of 15m to 17.5m would largely conceal the structure. This together with the distance involved with a line of sight from the tower to the nearest residential properties to the south at Upper Farm (approximately 95m) and east at Chilton Fields Way (approximately 171m) would not, in officers view, be overly prominent or detrimental to visual amenity.

6.15 Residential Amenity Conclusion

The proposal has been assessed against both local and national planning policy. Officers do not consider that the proposal would have a detrimental impact on the amenities of neighbouring residents, and it would comply with adopted local plan policies DC9 and CF6, and the NPPF. Subject to operating hours there is no objection on amenity grounds.

6.16 **Impact on the AONB**

The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscape and minimising impacts on biodiversity (paragraph 109). Conserving landscape and scenic beauty in particular within the AONB should be given great weight (paragraph 115). Planning permission for major development should normally be refused within AONBs except in exceptional circumstances in the public interest and these include, among others, the need for the development in terms of national considerations and the impact on the economy.

- 6.17 Adopted local plan policy DC1 requires that development is of a high quality design and that it does not adversely affect those attributes that make a positive contribution to the character of the locality. Policy NE6 and emerging Policy CP44 are the key tests whether the development will unacceptably harm the character or appearance of the area, be visually prominent or detract from views from public vantage points and whether the AONB will be conserved or enhanced. Adopted local plan policy CF7 states that satellite dishes will only be permitted where there will be no adverse effect on the character of the area, particularly in AONBs or other designated areas.
- 6.18 The Council's Landscape Officer has considered the proposal and whilst acknowledging the site designation within the Harwell campus has expressed concern about the dish element in the receiving tower, which will be visible above the existing tree canopy and if white, the dish will be visually detracting element in the landscape.
- 6.19 The receive tower, storage cabins and storage cage will be located as close as possible to existing mature trees on the eastern part of the site. This will help screen the tower and associated facilities. The transmit pole will be less visible being shorter and slimmer than the tower. It, too, will be located close to mature trees and shrubs and therefore minimising the visual impact.
- 6.20 The proposal is unusual in that it is not a permanent building within this designated employment site, but a functional test facility, with an industrial design that would impact on the AONB, albeit in a limited way because its footprint is limited. The Council is also in the process of preparing an Area Action Plan for Science Vale, including Harwell Campus, which will set out the scale and type of development envisaged and this plan is in the early stages of preparation. It is not anticipated that the test facility proposed in this application would remain a permanent feature in the landscape once the site is permanently redeveloped in the future.
- 6.21 It should also be noted that the whole of this site is earmarked for long-term redevelopment for permanent buildings and it will not remain as open countryside in the long term. In effect economic considerations have taken precedent to promote the Harwell campus as a nationally important centre for Science and Innovation. Whilst acknowledging the concern on the visual impact on the AONB, the proposal is not a 'major' development that would warrant consideration of the exceptions test under paragraph 116 of the NPPF.
- 6.22 Therefore, on balance, and in view of adopted policy and other material considerations set out above, officers are of the view that the proposal should be supported and accord with NPPF paragraphs 16 to 22 in supporting a stronger economy and compliance with policy E7 of the adopted local plan. It is not considered that the impact

on the AONB would be so significant to justify refusal under policy NE6 or CF7.

6.23 **Highways**

Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. The NPPF, as paragraph 32 states: “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

6.24 The County highway authority has been consulted on the proposal and raises no objection. The site can be serviced from the existing access off Avon Road, directly off the A4185, thereby avoiding the need to negotiate traffic through Chilton Fields and Upper Farm Road, which has been a concern expressed by a number of local residents. Parking for 3 car spaces by the receiving tower is acceptable.

6.25 The applicant has been advised to ensure that the same access from Avon Road is used for construction traffic and a safeguarding condition is recommended to ensure that the access point off Upper Farm Road is retained for emergency access only. This would address the issue raised by residents about potential conflict with Chilton primary school and Chilton Fields residential estate. The traffic safety impact from construction traffic is expected to be set out in a Construction Traffic Management Plan, to be considered by the Transport Officer at the time of writing. Comments and any appropriate conditions will be updated in the Addendum Note to committee.

6.26 Therefore, officers do not consider that the proposal would result in severe harm to the highway network or compromise highway safety. As such the proposal would comply with local plan policies DC5 and the NPPF.

6.27 **Ecology**

Policy NE5 and Paragraph 117 of the NPPF refers to the preservation, restoration and re-creation of priority habitats, whilst Paragraph 118 sets out the basis for determination of planning applications.

6.28 Residents have expressed concern regarding the nesting habitat of Red Kites, which is a protected species, in the copse immediately adjacent to the site for the receiver tower, and this has been considered further by the Countryside Officer.

6.29 The site is not located within an identified ecologically sensitive area. However, given its dense wooded habitat for birds and evidence of nesting birds, a mitigation strategy has been requested. The Countryside officer’s initial view is that the only likely disturbance from the proposal is during construction stage for the receiver tower next to the copse by Upper Farm. Provided the construction can be completed before the nesting season from April to July, there would not be any undue impact from proposed operations of the testing facility on nesting birds.

6.30 Further advice is to be reported within the addendum note to committee, but officers do not envisage that there is an issue with a significant harmful impact on local ecology to recommend refusal, subject to final advice and any appropriate conditions. As such the proposal would comply with policy NE5 and the NPPF

7.0 **CONCLUSION**

7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits. The NPPF also states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.

7.2 The application is recommended for approval because the development would comply with the relevant development plan policies and the National Planning Policy Framework. The principle of the proposed development is considered acceptable because it would provide a facility contributing to the economic sustainability of the community. The environmental impacts have been carefully assessed and officers do not consider that the proposal would harm the amenities of neighbouring properties, the visual amenity of the area, the AONB, local wildlife or highway safety. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the proposal.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Time limit – three years.**
2. **Approved plans.**
3. **The use test facility shall be restricted to 09:00hrs to 18:00hrs Monday to Friday only and shall not take place at any other time.**
4. **Vehicular access to the facility shall only take place from Avon Road and the existing access point from Upper Farm Road shall be kept locked at all times except for emergency access.**

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