

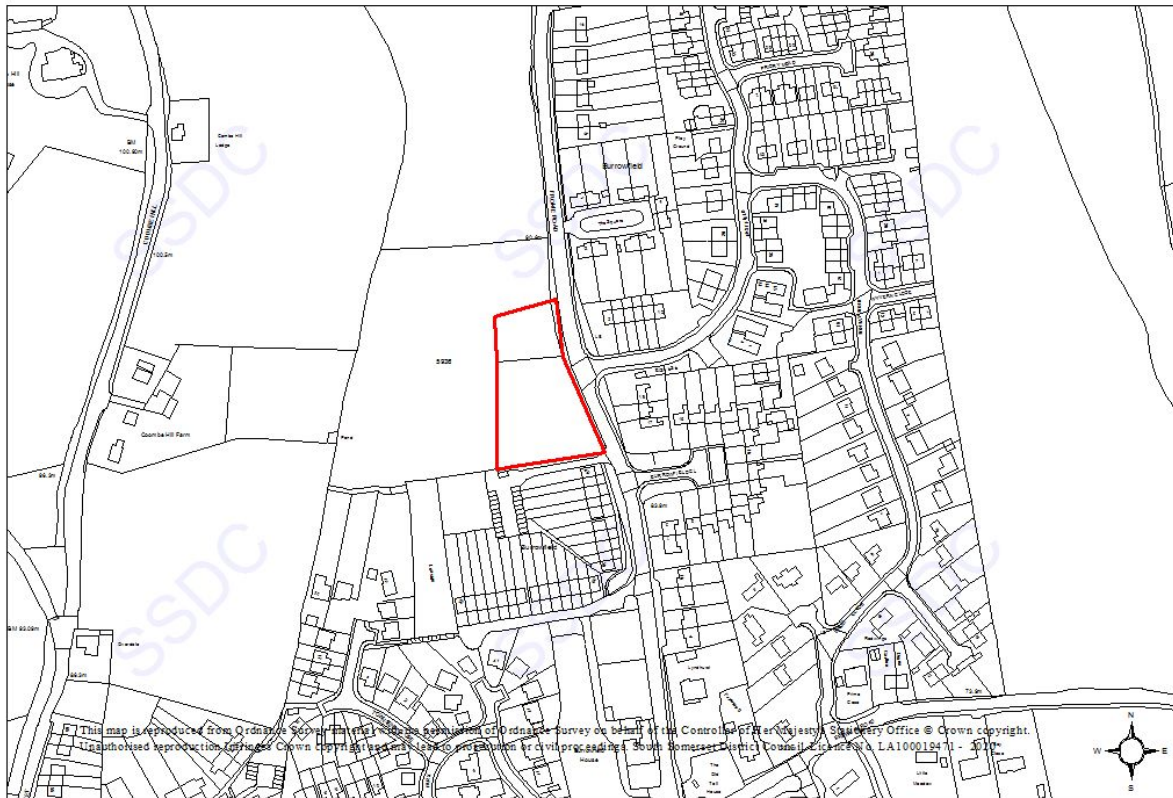
Officer Report on Planning Application: 20/00337/S73

Proposal:	Application to vary condition 2 (approved plans) of planning approval 18/03479/FUL to substitute approved drawings with revised drawings to allow changes to layout, design and landscaping.
Site Address:	Land at Burrowfield, Bruton
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr L Trimmell
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date:	31st March 2020
Applicant:	Mr Matthew Butler
Agent: (no agent if blank)	Grainge Architects Grainge Architects The Boat Shed Michael Browning Way EXETER EX2 8DD
Application Type:	Minor Other less than 1,000 sq.m or 1ha

Reason for referral to Committee

This application is presented to the Area East Committee following comments from the Ward Member and Committee Chair who were not in agreement with the officer recommendation.





Site Context/Description and Proposal:

The application site is located on Frome Road at the north-eastern boundary of Bruton.

The site is currently in agricultural use and slopes upwardly from east to west. The eastern boundary of the site is bound with mature hedging, with Frome Road running parallel. To the southern boundary is mature hedging with residential properties side-on to the site, facing onto Frome Road. To the west and north is agricultural land.

The application seeks permission to vary the layout, design and landscaping of the previously approved 18/0379/FUL which was granted permission for the erection of a single storey office building and a light industrial building.

Relevant History

18/03479/FUL

Description: The erection of a single storey multiple occupancy office hub building and a light industrial building consisting of 7 No. light industrial spaces with associated parking and a new vehicular access.

Status: Permitted with conditions

Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11 and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the

adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Relevant policies of the plan:

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS3 - Delivering New Employment Land

Policy EQ1 - Addressing Climate Change in South Somerset

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy TA1 - Low Carbon Travel

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework:

Chapter 6 - Building a Strong, Competitive Economy

Chapter 12 - Achieving Well Designed Places

Chapter 14 - Meeting the Challenge of Climate Change...

Planning Practice Guidance, 2014. (As Amended)

Bruton Town Council

At a meeting on 11th March 2020 the Planning Committee of Bruton Town Council resolved to recommend APPROVAL of this application but asked the Planning Authority to ensure that the applicant does not resile from the following four provisions in the approved scheme (18/03479/FUL) which have been omitted or changed in the S73(revised) application (20/00337/S73):

1. Photo Voltaic (PV) panels on the Office Hub roof:

-The approved scheme features 49 PV panels, covering c.75sq.m. of roof space.

-The S73 application does not show the PV panels as discrete units but the area of roof space covered appears to be c.53sq.m. Which is only c.70% of the area covered in the approved scheme.

-The Committee requests the LPA to ensure that acceptance of the S73 proposals does not permit any reduction in the output of renewable energy from the level agreed in the approved scheme, and to ensure that the scheme remains fully compliant with policy EQ1 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

2. Rooflights on the Office Hub roof:

-The approved scheme features 19 rooflights.

-The S73 application features no rooflights at all.

-Given the health benefits of natural light (over electrical lighting) in the workplace, and SSDC's commitment to health and well-being, the Committee requests the LPA to require the rooflights in the approved scheme to be restored in the S73 application.

-The Committee requests the LPA to ensure that acceptance of the S73 application does not permit any reduction in the levels of natural light provided in the approved scheme since this would lead to an increased use of electric lighting contrary to the provisions of policy EQ1 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

3. Cladding:

-The S73 application specifies "Metal Vertical Cladding" for the Industrial Unit elevations and

"Microrib Horizontal Cladding" for the Office Hub elevations.

- The Design and Access Statement of the S73 application states, "The Industrial Unit has a similar appearance and massing to the Approved Scheme (18/03479/FUL)"
- However Condition 20 of the approved scheme specifies, "Prior to first occupation of the development hereby permitted, a scheme of timber cladding of the buildings shall be fully implemented in accordance with the details which shall have been submitted to and agreed in writing by the Local Planning Authority" (my emphasis).
- The Committee requests the LPA to obtain an explanation of this anomaly and to confirm that Condition 20 of the approved scheme will be adhered to.

4. Cycleway and footpath:

- The Site Plan of the approved scheme shows a walkway leading from the entrance of the Office Hub across the front of the Industrial Unit to a footway beside the access road terminating in a marked road crossing on the Frome Road.
- The S73 application shows a similar Pedestrian Walkway and linked footway but does not show any road crossing.
- The Committee requests the LPA to ensure that the S73 application conforms to Condition 7 of the approved scheme which prescribes "a new cycleway and footpath...constructed within the development site to the south eastern corner linking to a suitable crossing point of Frome Road in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority" (my emphasis).
- In addition to this formal submission (above) the Planning Committee has asked me to draw your attention to another important matter associated with this application.

In Bruton Town Council's response to application 18/03479/FUL the LPA was asked to impose a condition stipulating that "The operating hours of the light industrial units should be limited to normal working hours so as to reduce the impact of noise and traffic on the adjacent residential area."

Unfortunately the LPA chose not to impose this condition and this has led to great local concern about the likely impact of early-morning, late-night and weekend industrial noise on the lives of the many residents living just across the road - the nearest gardens are barely 20 metres away.

You might take the view that such matters can be easily resolved by SSDC's Environmental Health Enforcement Team but this has not been our experience. This should not be taken as a criticism of the Enforcement Team: it has made valiant efforts over the years to address the nuisance of out-of-hours noise from an established light-industrial business in another part of Bruton. Unfortunately the Team is hampered by legal constraints and limited resources, and any progress has been hard won.

It is obviously easier to deal with such problems in anticipation rather than reactively. We would therefore be most grateful if you could reconsider this matter when you are reviewing any Planning Conditions attached to 20/00337/S73. And I might add we trust that the Conditions already attached to 18/03479/FUL will be replicated if the S73 application is granted, other those Conditions which have been explicitly excepted.

Other Consultees

SSDC Highways Consultant:

It would appear that the reasons for imposing Condition 4 of the previous consent were based on planning grounds. Therefore, no highways objection is raised to the current S73 application.

County Highways:

In terms of highway safety concerns this scheme does not have any detrimental impact and as such I would refer you to the comments and recommended conditions submitted for 18/03479/FUL as they apply equally to this application.

Environmental Protection:

I have reviewed this application and have no comments to make from an Environmental Health point of view. The comments submitted by my colleague in relation to the original application still stand.

Somerset Ecology:

In order to provide better gains to pollinators and biodiversity I would like to see the plans amended to include:

- Proposed wildlife meadow, to include species that are native and locally occurring, with a management plan proposed for establishment and long term management including a maximum of two cuts a year (early spring and late summer) with all airings remove from site.
- All new shrubs to include high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators " provides a list of suitable plants both native and non-native.
- Creation of minibeast hotel along the western boundary.
- I would also like to see 3 trees on site that would benefit pollinators to include cherry and apple of local provenance.
- 2 x kent style bat boxes, or similar, attached to a building or mature tree on site, at a height of 3m facing south or west.
- 2 x standard bird nest boxes, attached to a building or mature tree on site, at a height of 3m facing north or east.

These amendments will allow the proposal to adhere to the Somerset Pollinator Action Plan and Biodiversity Net Gain requirements under NPPF 2018 and South Somerset District Council Local Plan - Policy EQ4 Biodiversity

Environment Agency:

No comments received.

Neighbour Comments

5 Objections received, the following points were raised;

- Why have industrial units in the middle of a residential area?
- Unnecessary development, no need for industrial units but need for school and a doctor's surgery
- Increased traffic in a residential area
- Bruton will lose its charm and will not attract new residents or tourists
- Should expand the current industrial estate as non-greenfield land there ripe for development
- Lack of pathways, increased traffic will make this unsafe
- No information about the hours/days of operation. Will there be noise pollution outside 9-5 working pattern?
- Proposal does not include indigenous planting

Applicants Case

1. Photo Voltaic (PV) Panels on the office hub roof:

The quantity of PV Panels required will be determined by the supplier based on our BREEAM Consultants recommendation to achieve the credits required for BREEAM "Excellent". In doing so, we believe the scheme will adhere to policy EQ1 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF).

2. Rooflights on the office hub roof:

We fully agree with the Planning Committee's comments regarding natural light provisions. By calculating the amount of glazing in both the Approved Scheme and Revised Scheme (m2) we make the following judgement:

Approved Scheme (18/03479/FUL): 24.5m2 of glazing (incl. windows and roof-lights).

Revised Scheme (20/00337/S73): 27.5m2

Despite not incorporating roof-lights (as previously shown in the Approved Scheme), we have re-designed the floor plans and elevations of the Proposed Office Hub to make certain that the workspaces are naturally lit and ventilated by increasing the size of the openable windows. As a result, the Revised Scheme actually provides a greater opportunity for natural light than the Approved.

3. Cladding

Within the Approved Scheme (18/03479/FUL) planning application, Pick Everard submitted the drawing 'Site Section and Massing' (Drawing No. SOM2-PEV-XX-ZZ-DR-A-0350). The perspective titled 'Photo-montage showing massing of the Industrial Unit - View from East Field Road into Frome Road' uses a Google Maps 'Street-view' screenshot from 2009. This screenshot shows a large area of the Industrial Unit's Rear Elevation due to the hedge being under developed.

To reflect the Approved Scheme, our drawing 'Proposed 3D Images' (Drawing No. 1480_PL12) used a similar hedge-line. However, as per the attached document, it is clear from the 'Image taken from Frome Road in 2019' that the hedge-line submitted as part of the Revised Scheme is incorrect. We have sketched an indicative hatch over our Proposed 3D Image to show our understanding of the current hedge-line). In addition, to further reduce the visual profile of the Industrial Unit, we have worked with the Civil Engineers to move the building away from the East Boundary and we have incorporated additional high-level landscaping/trees along the Industrial Unit's Rear (West) and side (North) Elevations.

In conclusion, taking into consideration the current hedge-line and topography of the site, we don't believe the proposal will be visible from Frome Road or the surrounding dwellings and have therefore adopted a materiality that reflects the successfully delivered Enterprise Centres at Wells and Wiveliscombe instead of a scheme of timber cladding.

4. Cycleway and footpath

Although the road crossing has not been indicated on the Proposed Site Plan; please refer to drawing 1480_PL04) Proposed Site Plan (Access Road) which shows the proposed pedestrian crossing on Frome Road with Tactile Paving to assist pedestrians with visual impairments.

Officer Response to Consultee comments/Neighbour reps

The points raised by the Parish Council were sent to the agent for comments to address and these will be discussed throughout the body of the report. However, comments in regard to a condition limiting the hours in regards to noise pollution, B1 industrial units are generally described as 'industrial processes which "can" take place within a residential area without damaging the "amenity of that area". It would also be unreasonable and arguably unlawful to impose this restriction to the earlier consent.

The majority of neighbour representations received were on the principle of the site and impact

on neighbouring residents and increased traffic movements, however, as there is an extant permission in place the principle has already been established and therefore the only objections which will be considered are those relating to the proposed amendments. The objection relating to the planting of non-native species has been addressed by the developer with proposed native species shown in an amended plan, in line with the response from Somerset Ecology Services.

Principle

With an existing permission remaining extant, the principle of development is considered to be established. The only matter that needs to be considered here are those that the current application seeks to amend which include changes to the landscaping, layout and design.

Visual and Landscape Impact

It is considered that the existing hedge (conditioned to be retained and protected under ref 18/03497/FUL) would limit views of the site from Frome Road and the residential dwellings situated to the south of the site. The amended site plan following comments from Somerset Ecology also included a selection of trees and flower meadows around the site to soften the impact of the development. A pre-commencement condition was also included on the previous consent for full details of landscaping, both hard and soft to ensure the impact is mitigated.

The change from timber cladding to metal cladding is considered to be the biggest change to the previously approved plans and did garner comments from the Parish Council, however, given the significant landscaping proposed (and conditioned) as well as the proposed positioning of the buildings further in site from the eastern boundary adjoining Frome Road, it is not considered that this change would have any further adverse impact than the previously approved scheme. The omission of the previously approved rooflights and increased provision of windows at ground floor level is considered to be a minor change and is not considered to impact the setting or the development itself.

It is also noted that under this application the approved 'Office Hub' would be lowered in height and the roof design changed from a gable to a mono-pitched roof which would sit below the existing hedgerow and therefore is considered to greatly reduce the impact that the development could have on the residential setting to the east and south.

The changes will not change the level of development at the site and are therefore considered to be acceptable in relation to highway safety and parking provision.

Residential Amenity

It is not considered that the proposed amendments would result in any further harm to the residential amenity of neighbouring occupiers.

Summary

Overall the changes are considered to be acceptable amendments to 18/03497/FUL and are not considered to compromise the original design of the development.

Recommendation

Approve for the following reason:

01. The proposal variations to the approved plans are considered to respect the character and appearance of the overall development scheme and would cause no demonstrable harm

to visual and residential amenity, highway safety or biodiversity interests, in accordance with the aims and objectives of Policies SD1, SS1, SS3, EQ1, EQ2, EQ3, EQ4, TA1, TA5 and TA6 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 18/03479/FUL i.e. before 11th July 2022.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in complete accordance with the following approved plans date stamped as received by the LPA 04/02/2020: (unless otherwise stated)

- Design and Access Statement
- 1480-PL01_Site Location Plan
- 1480-PL02_Proposed Block Plan
- 1480-PL03_Proposed Site Plan REV A (received 25/03/2020)
- 1480-PL04_Proposed Site Plan (Access Road)
- 1480-PL05_Office Hub Ground Floor Plan
- 1480-PL06_Industrial Unit Ground Floor & Roof Plan
- 1480-PL07_Office Hub Elevations
- 1480-PL08_Industrial Unit Elevations
- 1480-PL09_Site Section & Massing
- 1480-PL10_Bin Store & Cycle Shelter
- 1480-PL11_Office Hub Roof Plan
- 1480-PL12_Proposed 3D Visualisations

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include details of:

- Construction vehicle movements;
- Construction operation hours;
- Wheel washing of lorries;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: In the interests of residential amenity and highway safety, in accordance with policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

04. Prior to occupation the proposed access shall be constructed to have a minimum width of 5.5 metres and incorporate radii not less than 10 metres and shall incorporate a new

section of footway on the southern side to link to a suitable pedestrian crossing facility on Frome Road.

Reason: In the interests of highway safety and sustainable travel, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

05. The gradient of the access way shall not at any point be steeper than 1 in 10 for a distance of 20 metres from its junction with the public highway. This part of the access shall be maintained at that gradient thereafter at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

06. Provision shall be made within the site for the appropriate management and disposal of surface water so as to prevent its discharge onto the highway, and to ensure flood risk is appropriately managed, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement. Such provision shall be installed in accordance with the agreed details before prior to first use of the site and thereafter maintained at all times.

Reason: In the interests of highway safety and flood risk management, in accordance with policies EQ1 and TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

07. In the interests of sustainable development none of the units hereby permitted shall be occupied until a new cycleway and footpath connection has been constructed within the development site to the south eastern corner linking to a suitable crossing point of Frome Road in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and sustainable travel, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

08. The development hereby permitted shall not be occupied until the parking spaces for the units and a properly consolidated and surfaced turning space for vehicles have been provided and constructed as shown on the submitted plan. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and providing appropriate parking levels, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

09. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 4.5 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 70m either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

10. Prior to the erection of any building hereby permitted above ground level, details of all materials to be used for the exterior of those buildings shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall then be constructed in accordance with the approved details.

Reason: To safeguard local amenity and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

11. Prior to their installation as part of the development hereby permitted, details of all windows, doors, and other openings shall be submitted to and approved in writing by the Local Planning Authority. The openings shall strictly accord with the details agreed.

Reason: To safeguard local amenity and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) no extensions or other external alterations shall be made to the industrial buildings hereby permitted nor any additional buildings constructed within the site without prior express grant of planning consent.

Reason: In the interests of visual and residential amenity, and to safeguard on-site parking and highway safety, in accordance with policies EQ2, TA5, and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

13. Prior to first use of the development hereby permitted, details of the electric vehicle-charging points (16 amp minimum) to serve the parking spaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall then be installed prior to first use of the development and, once installed, the charging points shall be maintained and retained thereafter.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

14. There shall be no external lighting installed at the site without the prior written consent of the Local Planning Authority. Prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site (including on any of the buildings themselves), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the buildings and any other parts of the application site edged red (as indicated on the approved Site Location Plan) and the hours at which such lighting is to be operated.

The external lighting shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form and under no circumstances shall it cause light pollution.

Reason: To safeguard the rural character and appearance of the locality; to safeguard the residential amenities of owners/occupiers of the existing neighbouring property; to safeguard any biodiversity interests; and in the interests of public safety and convenience, having regard to Policies EQ2, EQ4 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

15. The development shall be carried out strictly in accordance with the recommendations within the ARBORICULTURAL SURVEY AND IMPACT ASSESSMENT (April 2018) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard biodiversity and green infrastructure, in accordance with policies EQ4 and EQ5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

16. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of hard and soft landscaping. The submitted scheme shall clearly confirm the details of all retaining structures and details and dimensions of any intended tree or shrub planting, earth-moulding, seeding, turfing and surfacing. All planting stock shall be confirmed as UK-grown, and details shall be provided in regards to the planting locations, numbers of individual species, sizes, forms, root-types/root volumes and the intended timing of planting. The installation details regarding ground-preparation, weed-suppression, staking/supporting, tying, guarding, strimmer-guarding and mulching shall also be included within the submitted scheme. All planting comprised in the approved scheme shall be carried out within the dormant planting season (November to February inclusively) following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation. It shall also provide full details of all retaining walls. The retaining structures shall be fully implemented in accordance with the agreed details prior to first use of the development.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)1.00 and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

17. The bin store shown on the approved plans shall be provided prior to first use of any building hereby permitted.

Reason: In the interests of visual amenity and good design, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

18. Prior to first use of the building, the solar panels as shown on the approved plans shall be fully installed in accordance with details which shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To support the provision of micro-generation, in accordance with policy EQ1 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

19. The development hereby permitted shall be used strictly for B1 Use of The Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: The development has been justified on the basis of B1 use only, and to allow the impact of any other use on amenity and highway safety to be properly considered through a planning application.

Informatives:

01. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health section.
02. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. The developer is advised to contact the Highway Authority to progress the agreement well in advance of commencement of development.