



---

## Appeal Decision

Site visit made on 25 November 2025

**by E Dade BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 18 December 2025**

---

**Appeal Ref: APP/K2230/W/25/3371369**

**Clanna, Dean Lane, Meopham, Kent DA13 0BS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr D Tebbutt against the decision of Gravesham Borough Council.
  - The application Ref is 20250521.
  - The development proposed is 1no mobile home, 1no touring mobile, 1no dayroom, hardstanding, fencing and associated soft landscaping.
- 

### Decision

1. The appeal is allowed and planning permission is granted for 1no mobile home, 1no touring mobile, 1no dayroom, hardstanding, fencing and associated soft landscaping at Clanna, Dean Lane, Meopham, Kent DA13 0BS in accordance with the terms of the application, Ref 20250521, and subject to the conditions in the attached schedule.

### Preliminary Matters

2. At time of my site visit, hardstanding had been laid at the front of the site, gates and a fence had been erected to the front, and a touring caravan was sited. Therefore, the proposal has been implemented in part. I have determined the appeal on the basis of the submitted plans and have considered the effects of intentional unauthorised development in my reasoning.
3. On 16 December 2025, government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes are proposed, these could be subject to further change and carry very limited weight at this stage. It has not been necessary to consult the parties on the changes, and in reaching my decision I have had regard to the December 2024 versions of the Framework and Planning Policy for Traveller Sites (PPTS).

### Main Issues

4. The main issues on this appeal are:
  - Whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and relevant development plan policies;
  - The effect of the proposal on the openness and purposes of the Green Belt;
  - Whether the proposed development would be in a suitable location, having regard to the local development strategy;

- The effect of the proposal on the character and appearance of the area, with particular regard to the natural beauty of the Kent Downs Natural Landscape;
- The effect of the proposed development on biodiversity; and
- Whether other material considerations, including the need for and supply of pitches and the personal circumstances of the site's occupants, outweigh the harm to the Green Belt and any other harm so as to amount to very special circumstances.

## Reasons

### *Whether inappropriate development in the Green Belt*

5. The site is a rectangular parcel of land next to a dwelling and fronting onto a rural lane. The site is in the Green Belt.
6. The development strategy at Policy CS02 of the Gravesham Local Plan Core Strategy 2014 (CS) supports growth outside of settlements in the Green Belt only where it is compatible with national policies for protecting the Green Belt. PPTS requires decisions protect the Green Belt from inappropriate development<sup>1</sup>, and at Policy E states that Traveller sites in the Green Belt are inappropriate development unless the exceptions set out in the Framework apply.
7. The Council's assessment found the proposal would not comply with the exceptions to inappropriate development as set out Framework paragraphs 154 and 155. The appellant also identifies the proposal would be inappropriate development and I have been presented no evidence to dispute this conclusion.
8. The proposal would be inappropriate development in the Green Belt which paragraph 153 of the Framework states is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. I have considered whether very special circumstances exist, below.

### *Green Belt openness and purposes*

9. Paragraph 142 of the Framework identifies the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 sets out the five purposes of the Green Belt, including assisting in safeguarding the countryside from encroachment.
10. The site is outside any settlement and is in the countryside. Prior to the part implementation of the proposal, the site was undeveloped, vegetated land, and thus contributed to the area's open character.
11. The proposed development would be small in scale, comprising one pitch. The caravans and day room would be of modest height and volume, and the area of hardstanding would be confined to the front section of the site. Nonetheless, through the introduction of built form and structures, the proposal would have a harmful spatial impact on Green Belt openness and would conflict with the Green Belt purposes through encroachment of development into the countryside.
12. The sloping topography, hedgerows and woodland within the surrounding landscape generally conceals the site, but the development would be visible from

---

<sup>1</sup> Paragraph 4(d)

the highway when passing the site's frontage. Therefore, there would be a modest, localised, adverse visual impact on openness.

*Whether in a suitable location*

13. The site abuts an existing dwelling plot and fronts onto a rural lane interspersed with sporadic dwellings. The site is 1.5km from Harvel village and the nearest amenities are a parade of shops at Meopham and Culverstone service station approximately 2.5km away. The site is in the countryside, outside any settlement.
14. Paragraph 26 of the PPTS requires the decision-maker very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Framework paragraph 110 seeks to limit the need to travel and offer a genuine choice of transport modes, and paragraph 115 prioritises sustainable transport modes taking account of the vision for the site, the type of development and its location.
15. There are no pedestrian footways, street lighting, or bus stops near the site. The distance from services and absence of infrastructure would severely limit travel choice, and occupants of the proposed development would be entirely dependent on use of a private motor vehicle to meet their day-to-day needs.
16. To ensure that Traveller sites are sustainable economically, socially and environmentally, paragraph 13 of the PPTS provides criteria relevant to the location of sites. As discussed at 'personal circumstances', the proposed location would promote access to appropriate health services, ensure that children can attend school on a regular basis, provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment. In this regard, the proposed location would perform positively in respect of criteria (b), (c), and (d) of PPTS paragraph 13. However, such matters do not warrant a countryside location.
17. For these reasons, the proposal would not be in a suitable location. The proposal would conflict with CS Policy CS19 which requires new development encourage sustainable living and choice through a mix of compatible uses which are well connected to places that people want to use, including the public transport network, local services and community facilities, encourage sustainable travel, and healthier lifestyles.

*Character and appearance*

18. The appeal site is within the Kent Downs National Landscape (KDNL). The statutory purpose of National Landscapes is to conserve and enhance the natural beauty of the area. Section 245 of the Levelling-up and Regeneration Act 2023 requires relevant authorities to 'seek to further' the statutory purposes of Protected Landscapes, including National Landscapes. Similarly, Framework paragraph 189 requires great weight be given to conserving and enhancing the landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues.
19. The Kent Downs Management Plan 2021-2026 (KDMP) is a material planning consideration, and at section 1.2 identifies the landscape components with special characteristics and qualities which distinguish it as a landscape of national importance. These include the distinctive landscape character from its dramatic

landform and views; biodiversity-rich habitats; farmed landscape; woodland and trees; a rich legacy of historic and cultural heritage; heritage coasts; geology and natural resources; and tranquillity and remoteness.

20. Through its sustainable development and landscape character principles, the KDMP seeks to conserve and enhance the local character, qualities, distinctiveness and natural resources of the KDNL in the design, scale, siting, landscaping and materials of new development. It requires development conserve and enhance the character and qualities of the KDNL, not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, and the setting and views to and from the KDNL.
21. The site is located within the Harvel Wooded Downs Landscape Character Area. The Gravesham Landscape Character Assessment and Guidelines 2009 (LCA) identifies the key characteristics of this area, including a varied topography with steep valley sides and plateaux; ancient woodland, chestnut coppice and small paddocks and pasture; the traditional historic settlement of Harvel set around the village green; occasional traditional farmsteads; and haphazard mosaic of residential plots and small holdings set within the woodland.
22. The appeal site is sloping, and situated at a narrow, rural lane. The area's topography rises to the east and west. To the immediate north of the site are two modern detached chalet bungalows. The area comprises open pasture and woodland and is interspersed with dwellings. The site and surrounding area therefore possess characteristic features of the Harvel Wooded Downs Landscape Character Area.
23. Due to the mix of strong ecological integrity and poor visual unity, the LCA describes the condition of the character area as 'moderate'. However, the LCA notes the combination of vegetation and topography create a very enclosed landscape of low visually sensitivity with a high capacity for the landscape to absorb inconsistencies within its woodland and the existing variety in styles and materials. Awareness of the undulating landform is reduced as a result of the high proportion of woodland cover. Balancing the effects of these contrasting elements the LCA concludes the Harvel Wooded Downs is moderately sensitive overall.
24. The proposed block plan shows one static caravan, one touring caravan, a day room and hardstanding toward the front of the site. Whilst the proposal would introduce domestic features, these would be modest in scale. Most of the site area would remain undeveloped, comprising a paddock, and no changes to the landform are proposed.
25. The Council assert the caravans would not conserve or enhance the character of the area. However, PPTS Policy C accepts that Traveller sites may be sited in rural areas. Caravans are frequently seen across the countryside on farms and holiday caravan sites as well as established Traveller sites. Moreover, the Council note the similarity between the proposed caravans and the modest scale and form of existing bungalows in the area. Therefore, the assertion the proposal would introduce an alien feature into the landscape is not substantiated by evidence, and I do not consider the proposed caravans would be out of keeping with the character and appearance of the surrounding built environment.
26. Whilst the proposal would be visible on passing the highway frontage, Dean Lane is unlikely to be used by frequently by traffic, due to its narrow, rural character.

Opportunities for long distance views, such as from the public right of way network, would be very limited since the site is enclosed by topography and woodland vegetation within the surrounding landscape. Therefore, the development would not be conspicuous within the landscape, and nor would it be necessary to enclose the site with so much landscaping so as to give the impression that the site and its occupants are deliberately isolated from the community.

27. The LCA includes guidelines for the conservation of the area, including to resist proposals that introduce inappropriate designs and materials, and improve and soften new development using characteristic landscape elements such as woodland blocks and hedgerows. The day room would be finished in brick with timber cladding and a tiled roof and would not appear out of character with the mix of building designs in the locality. Details of external materials and hard and soft landscaping can be secured through condition so to readily assimilate the development into the landscape.
28. For these reasons, the proposal would not have a negative impact on the landform or the area's special qualities, identified above. Therefore, the proposal would conserve the KDNL and Harvel Wooded Downs Landscape Character Area and would not harm the character and appearance of the area.
29. Therefore, the proposal would comply with CS Policy CS12, CS Policy CS17, and CS Policy CS19, which together require proposals take account of the wider site context, including features of landscape value which contribute to local character and sense of place, and the overall landscape character and valued landscapes be conserved, affording greatest weight to the conservation and enhancement of the landscape and natural beauty of the KDNL and its setting, taking account of the KDMP and LCA.

### *Biodiversity*

30. Aerial photographs provided in the delegated report suggest the site was cleared of trees and vegetation prior to commencement of development. No assessment of the site's pre-development biodiversity value has been provided.
31. The site is located within a biodiversity opportunity area, adjacent to a local wildlife site, and near ancient woodland. Therefore, in its former, undeveloped and vegetated condition it is likely the site would have supported biodiversity.
32. The appellant asserts part of the site has been left to reseed and would not be occupied. Scrub vegetation has established across the rear portion of the site. However, the proposal indicates the rear of the site would comprise a paddock and therefore is likely to differ in habitat type from the site's former condition.
33. The appellant suggests there is opportunity for biodiversity mitigation within a buffer zone to house measures such as bird boxes, hedgehog wood piles, fruit trees and meadow planting, with a site management plan, landscaping and biodiversity mitigation report secured through planning conditions. However, the extent the proposed measures would mitigate habitat loss is not quantified.
34. The supplied lighting details do not show the position of lights or the light spill. However, suitable external lighting could be secured through condition to mitigate impacts on nocturnal species.

35. The appellant asserts that the planning application was submitted retrospectively, and therefore mandatory biodiversity net gain would not be required since pre-commencement cannot be applied. Paragraph 1(1) of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met. Therefore, commencement of development in advance of a grant planning permission does not obviate the requirement to achieve a net gain in biodiversity.
36. In the absence of details of the site's pre-development biodiversity value and a mechanism to secure habitat mitigation or compensation measures, the proposal fails to demonstrate the site's biodiversity value would be enhanced.
37. The proposal would conflict with CS Policy CS12 which requires there be no net loss of biodiversity in the borough.

### *Other considerations*

#### Need for and supply of pitches

38. Paragraph 61 of the Framework provides an overall aim to meet an area's identified housing need, including with an appropriate mix of housing types for the local community, and paragraph 4(h) of the PPTS aims to increase the number of Traveller sites in appropriate locations with planning permission to address under provision and maintain an appropriate level of supply.
39. The identified need for new Gypsy and Traveller pitches in the borough is derived from the Council's Gypsy and Traveller Accommodation Assessment 2022 (GTAA). This updates and assesses need for pitches in the Council's area over the period 1 April 2022 to 31 March 2040. The GTAA identifies an overall requirement of 60 pitches, of which 31 pitches are required between 2022 and 2027. Therefore, the identified need is greatest in the short term.
40. Policy B of the PPTS requires local planning authorities identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. Taking into account outstanding need, the Council identify an overall pitch requirement of 33.8 pitches in the five-year period April 2024 to March 2029.
41. The Council indicate that since April 2024 planning permission has been granted for five pitches<sup>2</sup>. I have been provided no details of pitch supply from any other source. Set against the identified need, the supply of five pitches represents a substantial shortfall against the identified need for pitches.
42. Around 77% of the borough is within the Green Belt, which is a constraint to the provision of pitches which would be inappropriate development unless the exceptions set out in chapter 13 of the Framework apply.
43. I have been provided only limited information on the likely timetable for preparation and adoption of the Site Allocation and Development Management Policies Document which is expected to introduce a criteria-based policy for the development of pitches. However, I have been presented no compelling evidence that the emerging plan would materially increase pitch supply in the short term.

<sup>2</sup> Appeal references: APP/K2230/W/24/3336250, APP/K2230/W/24/3336645 and APP/K2230/W/25/3363212

44. Within this context, the proposed pitch would make a small but important contribution to the supply of pitches and thus carries significant weight in the proposal's favour.

Personal circumstances

45. Section 149 of the Equality Act 2010 requires a public authority have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations. The site is occupied by two adults who share parental responsibility for the child occupant. All occupants are ethnic Gypsies. An aversion to bricks and mortar is a recognised characteristic of Gypsies and Travellers, and the occupants have a preference for living in a caravan. Therefore, the proposal would eliminate discrimination and advance equality of opportunity through providing accommodation that is appropriate to the traditions and culture of the occupants.
46. Article 3(1) of the United Nations Convention on the Rights of the Child requires the best interests of the child be a primary consideration. The proposal serves the interests of the child occupant through providing a permanent and culturally appropriate home. In addition, the child attends a local school, and therefore the proposal would enable their education needs to continue to be met.
47. Article 8(1) of the European Convention of Human Rights provides that everyone has a right to respect for their private and family life, home and correspondence. One adult has chronic medical conditions which affect their day-to-day life, limits their ability to travel, and necessitates frequent access to medical services to receive treatment. Therefore, the site provides a permanent settled base which enables the occupants to access essential local services.
48. If I were to dismiss the appeal, the occupants would be forced to reside in temporary locations either with family or on the roadside. The resultant absence of a permanent settled base and address would disrupt the child's access to education and the adult's access to health services. In addition, the occupant's family life would be affected as it would frustrate their co-parenting arrangement, and lead to a fear of prosecution from trespass or roadside encampment.
49. Therefore, such a decision would result in a significant interference with the occupants' Article 8 Rights and would be counter to the best interests of the child, which is a primary consideration.

Intentional unauthorised development

50. The appellant and their family occupied the site due to safety fears at their previous location, and no other sites were available. The establishment of one pitch at the appeal site without planning permission amounts to intentional unauthorised development, which is a material consideration to be weighed in the determination of appeals.
51. The works undertaken to establish a pitch, including siting of a touring caravan, laying of gravel hardstanding at the front part of the site, and erection of a fence and gates have not gone beyond that which would have been necessary to establish a temporary pitch. However, aerial photography suggests extensive clearance of vegetation occurred with unquantified effects on biodiversity.
52. Current built features could reasonably be removed in the short term. Planting would enable the land to be reinstated to its former condition over the medium or

long term. The appellant has sought to regularise the development by applying and paying the fee for a grant of retrospective planning permission. Furthermore, I am mindful of the limited availability of authorised pitches due to the area's significant shortfall in supply and therefore, the intentional unauthorised development carries moderate weight against the proposal.

*Whether very special circumstances exist*

53. Paragraph 153 of the Framework states inappropriate development should not be approved except in very special circumstances, which will not exist unless the potential harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
54. As set out above, the proposal would be inappropriate development in the Green Belt with identified harm to openness and conflict with the Green Belt purposes. Paragraph 153 instructs substantial weight be given to any harm to the Green Belt.
55. In addition, I have identified harms in respect of suitability of the location and biodiversity, resulting in conflict with the development plan. I therefore afford significant weight to each of these factors. Furthermore, I attach moderate weight to the harm arising from intentional unauthorised development.
56. I have found proposal would not be incompatible with the duty to conserve and enhance protected landscapes, and therefore the effect of the proposal on character and appearance is a neutral factor in the planning balance.
57. Set against the harms identified above, the proposal would serve the best interests of the child occupant of the site. I attach substantial positive weight of the highest order to this matter, since no other consideration can be inherently more important than the best interests of the child.
58. The proposal would contribute to eliminating discrimination and advancing equality of opportunity and would avoid significant interference with the occupants' private and family life. This carries significant weight in the scheme's favour.
59. Furthermore, the proposal would provide one pitch in an area with a substantial shortfall in supply. I afford significant weight to the provision of a pitch.
60. Consequently, other considerations would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and other harms resulting from the proposal. Therefore, very special circumstances would exist, and the proposal should be approved.
61. For these reasons, the proposal would comply with CS Policy CS01 and CS02 which together require the decision-maker take a positive approach which reflects the presumption in favour of sustainable development contained in the Framework and support development where it is compatible with national policies for protecting the Green Belt.

**Conditions**

62. Since the site is occupied, the proposal is partly implemented. Therefore, the standard condition imposing a time limit for commencement is not necessary.
63. In the interests of certainty, I have included conditions to specify the number of caravans which may be sited and to ensure the development is carried out in

accordance with the approved plans. To ensure the pitches are available to Gypsies and Travellers, I have included a condition restricting occupation to persons with a nomadic habit of life.

64. To avoid disturbance to living conditions and the environment, I have included conditions restricting stationing of heavy vehicles and commercial activities.
65. To conserve the character and appearance of the valued landscape, I have included conditions requiring submission of details of external materials for the day room, and information requirements for the hard and soft landscaping scheme. In addition, I have attached conditions for the implementation of any planting and to ensure works to trees is of a suitable standard.
66. In the interests of highway safety, I have included conditions requiring submission of details of drainage and surfacing of the proposed parking areas, foul and surface water drainage, and provision of visibility splays.
67. To conserve biodiversity, I have attached conditions requiring submission of an ecological mitigation scheme and lighting plan.
68. Due to the shortfall in pitch supply, a condition tying the pitches to named persons would not be justified. The planning balance supports the provision of pitches without personal conditions.

### **Conclusion**

69. For the reasons given above, having regard to the development plan taken as a whole and all other relevant material considerations, I conclude the appeal should be allowed.

*E Dade*

INSPECTOR

### **Schedule of Conditions**

- 1) The development hereby permitted shall be carried out in accordance with drawing nos: T1264-001 *Site Location Plan*; T1249-002 *Existing Block Plan*; T1249-003 *Proposed Block Plan*; T1264-004 *Layouts and Elevations*; DS1219 *Shallow Dig Cesspool Tank Range*.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such, in accordance with Planning Policy for Traveller Sites or replacement planning policy or guidance.
- 3) There shall be no more than one pitch on the site and no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed at any time, of which only one caravan shall be a static caravan.
- 4) No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
- 5) No commercial activities shall take place on the land, including the storage of materials.
- 6) No development of the utility buildings shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7) Within 3 months of the date of this decision details of drainage and surfacing of the area shown for the parking of vehicles on drawing no. T1249-003 (proposed block plan), including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details, and those areas shall thereafter be kept available at all times for the parking of vehicles.
- 8) Within 3 months of the date of this decision a soft landscaping scheme for the whole site, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details. The scheme shall include:
  - A survey of the position of trees within 10 metres of the site boundary, including their spread and root protection area and details of measures for their protection, including their canopy and root systems, throughout the construction phases of the development.
  - Details of the number, density, species, heights and position of all trees, shrubs and hedges to be planted.

- 9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 10) All tree work shall be carried out in accordance with British Standard BS 3998: Tree work: Recommendations (or an equivalent British Standard if replaced).
- 11) The details submitted in accordance with condition 8 above shall include:
- plan showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
  - a schedule in relation to every tree identified listing information as specified in paragraph 4.4.2.5 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations) (or in an equivalent British Standard if replaced); and,
  - any proposed pruning, felling or other work;
  - details of any proposed alterations to existing ground levels, and of the position of any proposed excavation, including those for underground services, that might affect the root protection area; and,
  - all appropriate tree protection measures required before and during the course of development (in accordance with paragraph 5.5 of British Standard BS 5837) (or in an equivalent British Standard if replaced);
  - areas of existing landscaping to be protected from construction operations and the method of protection. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.
- 12) Within 3 months of the date of this decision details of hard landscape works, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details. These details shall include:
- earthworks showing existing and proposed finished levels or contours;
  - means of enclosure and retaining structures;
  - boundary treatment[s];
  - hard surfacing materials;
  - lighting, floodlighting and CCTV;
  - details of bin storage areas;
  - an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

- 13) Within 3 months of the date of this decision details of a means of foul and surface water drainage, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details and thereafter retained.
- 14) Within 3 months of the date of this decision an ecological mitigation scheme, including an implementation timetable and on-going maintenance measures, shall be submitted in writing to the Local Planning Authority in consultation with Kent County Council. The scheme will maximise delivery of measures for mitigation in the space available on the site. The approved scheme shall be implemented in accordance with the approved details and timetable and thereafter maintained.
- 15) No further development shall commence until a lighting plan for biodiversity is submitted to, and approved in writing by, the Local Planning Authority. Lighting will be designed in accordance with the Bat Conservation Trust's 'Guidance Note 8: Bats and Artificial Lighting 08/23'.

The Plan will show the type and locations of proposed external lighting, as well as the expected light spill in lux levels on both vertical and horizontal planes, to demonstrate that areas to be lit will not adversely impact biodiversity. This will include details of any measures to reduce impacts from emitted internal lighting, such as cowls, recessed lighting or glazing treatments. All lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter. No additional lighting will be installed without prior written approval from the Local Planning Authority.

- 16) Within 3 months of the date of this decision, vision splays of 2.0 metres x 2.0 metres shall be provided on both sides of the vehicular access points and no obstruction of sight more than 0.6 metres above carriageway level shall be permitted within the splays thereafter.

## **END OF SCHEDULE**