

POLICY CM4

PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR A SERVICE AREA AT THE A14/A5199 JUNCTION PROVIDED THAT:

- A IT IS LOCATED IN THE SOUTH-WEST QUADRANT OF THE JUNCTION**
- B IT HAS A HIGH STANDARD OF DESIGN USING MAINLY TRADITIONAL MATERIALS.**
- C BUILDINGS ARE NO MORE THAN TWO STORIES IN HEIGHT WITH PITCHED ROOFS.**
- D STORAGE AREAS TO BE EITHER INTERNAL TO THE BUILDINGS OR, IF EXTERNAL, SCREENED FROM GENERAL VIEW.**
- E THE IMPACT OF PARKING AREAS IS TO BE MINIMISED BY SUBSTANTIAL PERIMETER AND INTERNAL PLANTING.**
- F THE WHOLE DEVELOPMENT MUST BE WELL LANDSCAPED USING MAINLY NATIVE PLANT SPECIES.**

7.34 An assessment has been made of all four quadrants of the junction. Development in the south-west quadrant would not involve the loss of productive agricultural land nor the loss of existing landscape features through the removal of trees and hedgerows and the significant modification of the existing landform. The south-west quadrant has been despoiled by mineral working and its restoration to a service area rather than agricultural land would be appropriate

7.35 The location for the service areas is in an area of open countryside close to an area defined as being of Special Landscape Value. It is also very visible to motorists on the A5199 and the A14.
