

Policy PEP12 Land at Wakes Hall Business Centre

Land at Wakes Hall Business Centre, as shown on the policies map, is allocated for employment uses in accordance with Policy E1. In addition to the infrastructure and mitigation requirements identified in Policy ST7 and subject to compliance with all other policies, proposals for employment uses will be supported on land within the area identified on the policies map which accord with Policy E1 and provide:

- a) Safe pedestrian access to ensure connectivity between the site and existing footways and to maximise opportunities for enhanced connectivity to the surrounding area;
- b) Safe and suitable site access to required highway design standards and point of vehicle access to be agreed with the Highway Authority and demonstration that proposal would not be detrimental to highway capacity;
- c) Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the allocated site includes Wakes Colne Conservation Area, seven Grade II and one Grade II* Listed Building as informed by the stage 1 HIA;
- d) Promote the use of natural screening through the retention of existing trees and hedgerows and incorporation of new native features.
- e) Liaise with ECC as the Minerals and Waste Planning Authority on waste matters.