OFFICER REPORT

Case No: 25/01080/PIP Permission in Principle

Proposal: Permission in principle for the erection of 2 to 3 dwellings

Location: Land Adjacent Home Farm Manor Farm Road Waresley

Applicant: Mr C Salford

Grid Ref: 524310 254800

DESCRIPTION OF SITE AND APPLICATION

The application site is a section of garden land associated with Elm House and to the south of Home Farm, Manor Farm Road in Waresley. The wider ownership/use as domestic garden land (shown in blue on the submitted location plan) was established under a Certificate of Lawful Development 24/00933/CLED.

The site measures approx. 0.7ha extending south from the boundary with Manor Farm Road. The area has a rural character, the road is narrow and the surroundings are verdant due to the verges, hedgerows and trees either side of the road. Built development is generally focused to the east of the site where there are a number of detached dwellings. Further west is Home Farm and some detached dwellings which are single storey and agricultural in their character. The land on the opposite side of the road is open countryside. The site boundary (with Manor Farm Road), consists of a low-level wall and hedgerow which allow good views into it. It is mainly laid to grass with tree planting and a section of track leading from the existing access. As referenced above, the site only utilises a section of the land established as garden land under the 24/00933/CLED application and as such, there are no clearly defined boundaries to the east, south or west. There is however a dense tree belt surrounding the land (outside of the red line).

The site is within the Waresley Conservation Area and there is a Grade II Listed Building (Home Farm) to the west. Trees to the east (outside of the red line) are subject to a Tree Preservation Order. The site lies within Flood Zone 1 and has no risk of flooding from other sources as per the most recent Environment Agency (EA) Flood Risk Maps and Data.

The current proposal is the first part of a permission in principle application, which only assesses the principal issues namely location, use, and amount of development proposed and establishes whether a site is suitable in principle. Should this application be successful, the applicant will have to submit a Full Technical Details Consent (FULTDC) application covering all other detailed material planning considerations. Permission in Principle is sought for the erection of 2 to 3 dwellings on the site.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows:

'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* Delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019

LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Waste Water Management
LP9: Small Settlements
LP10: The Countryside
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings
LP37: Ground Contamination and Groundwater Pollution

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide (2017)
Developer Contributions SPD (2011)
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD (2024)
Annual Monitoring Review regarding housing land supply (2024)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
Land Availability Assessments (2024)
The National Design Guide (2021)
Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

24/00933/CLED - Regularise and make lawful the use of the land between the West Lodge and Home Farm, Waresley, Sandy as domestic garden (Consent).

CONSULTATIONS

Waresley Parish Council - Approve.

HDC Arboricultural Officer - No representations received at the time of determination.

HDC Landscapes Officer - No representations received at the time of determination.

HDC Environmental Health Team - No objections.

Cambridgeshire County Council Highways Team - No objections in principle - outstanding matters can be dealt with at technical details consent stage.

REPRESENTATIONS

Four comments in support have been received and these are available to view on HDC's Public Access Site. They broadly raise the following points:

*Fully support the application and enhanced tree planting and landscaping.

*Positive effect on the Manor Farm Road community and introduction of new families will support the sustainability of local assets such as the pub, village hall, garden centre, church etc.

*Negligible impact on traffic and noise.

*Support provided it is limited to 3 dwellings and assumption that they will be in keeping with the rest of the road.

*Recognise the need for small settlements to have small incremental developments from time to time and supportive of a small development on the site.

*Appropriate location for development. Applicant has improved the appearance of the site since they owned it and has been used by the community.

*Consider that it forms part of the built-up area and this view appears to be supported within the 'call for sites' although the projected capacity for number of dwellings was felt too great a number.

*Quiet road and safe for pedestrians and this development won't impact this.

SUMMARY OF ISSUES

This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PIP regulations) that provides opportunity for an applicant to apply as to whether permission in principle is acceptable for a site, having regard to specific legislative requirements and, in accordance with ref. 58-012-20180615 of the NPPG, as to whether the location, land use and amount of development proposed is acceptable. The permission in principle (PIP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.

The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. PIP establishes that a particular scale of housing-led development on a defined site is acceptable. The aim is for a PIP to minimise the upfront and at-risk work of applicants.

The report addresses the principal, important and controversial issues which are in this case:

1. Location
2. Land Use
3. Amount of Development
4. Other Matters

1. Location

NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).

As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,501 homes. The current 5YHLS is 4,430 homes equivalent to 3.94 years' supply.

As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the titled balance'. As no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

The Local Plan is undergoing a review/update, and the Land Availability Assessments (LAA)consider this site (inclusive of the land shown within the blue line on the submitted location plan). At the time, the promoter considered this suitable for provision of 5 plots of self and custom build housing. The site progressed to the sustainability appraisal stage with the outcome of the Land Availability Assessment and Sustainability Appraisal concluding that the site could support 12 homes and considering that (amongst other matters):

*Some of the site could be developed. There was a view that developing the entire site could have a significant a adverse impact on the rural character of the area.

*Development focused on the eastern part of the site (Grassed amenity land) could be of a scale that could be integrated into the existing place and community.

*It has good accessibility to employment opportunities within Great Gransden.

*It has good accessibility to leisure and cultural facilities, primary education and public transport.

Overall, the results of the 'desktop assessments' indicated that the site (focused on the grassed amenity area and omitting the woodland) was potentially appropriate for built development.

It is acknowledged that this does not mean that the development suggested above will take place, simply that the site has not been discounted and therefore progresses to the next stages of consideration as part of the local plan update. It is recognised that this has not been adopted as part of the local plan update and so is not given full weight in the determination of this application. It should however be given some weight given that the site has not been discounted at these

stages especially given the current tilted balance situation. Each application must be assessed upon its own merits but some consideration must be given to the fact that this site has reached this stage of assessment and is therefore more favourable when considered against another site within the village or other settlement which has not been subject to this level of scrutiny or which has been dismissed within the same process due to insurmountable issues.

As required, this decision is taking by carrying out an assessment on the planning balance and by considering the full suite of local and national planning policies. In the assessment below the merits of the application are discussed and weight is given to each element. Under this consideration, Para 11d (ii) of the NPPF (2024) refers to directing development to sustainable locations (and so considering a settlement hierarchy). This is replicated within Local Plan Policy LP9. However, Para 11d (ii) also requires that the harm of a proposal would significantly and demonstrably outweigh the benefits when considering the framework as a whole.

In this case, given the site and its history, Policies LP9 (Small Settlements) and LP10 (The Countryside) of the Local Plan are the correct policies for assessment though are afforded reduced weight given the lack of five-year housing land supply and engagement of tilted balance.

Waresley is defined as a small settlement under Policy LP9 of the Local Plan which states that these settlements can support proposals within the built-up area (BUA) of the settlement subject to tests relating to the sustainability of the settlement (levels of infrastructure, accessing services by sustainable travel methods and so on) as well as the impact on the settlement as a whole. The Local Plan defines a BUA as a distinct group of buildings that include 30 or more homes. It also states that land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the BUA. For the purposes of this assessment, whilst it is acknowledged that the Parish Council consider the site to lie within the BUA of the village (and evidence has been provided to demonstrate that the site lies within the settlement boundary as identified by previous iterations of local planning policy), and the applicant has asserted the view that the site is within the BUA given the agreement that the wider site (including the blue line land) was residential garden under ref 24/00933/CLED this does not necessarily mean that the site is located within the BUA. The permission granted under 22/00945/FUL has also been considered. However, this site is some 324m east of the application site and forms part of the more developed eastern section of Manor Farm Road. As such, the determination as to built-up area cannot be applied to this site in the same way.

In this case, whilst the points raised above are noted, it is clear that the site is not located within a distinct group of 30 or more homes and the character of the area feels better related to the countryside rather than the BUA. Furthermore, the BUA definition within the Local Plan specifically states that large curtilages with grounds stretching away from the rest of the BUA are excluded in order to prevent sub-division of the plot for new development. It acknowledges that the BUA would include elements of the grounds that relate closely to the buildings such as formal gardens, ancillary parking and hard tennis courts but not those with a more natural, rural character.

Whilst Officers accept that this is more focused on grounds which extend at depth, whilst the CLED has been issued, the site has no obvious physical connection with the host dwelling (Elm House). As such, it does not closely relate to the grounds of the dwelling and as above, has a rural character. Overall, Officers consider the site to lie outside of the BUA of the village and so better related to the countryside. Development in such locations would generally be restricted (unless permitted via other local plan policies) but weight is reduced given the current housing land supply issues and application of tilted balance.

LP10 seeks to limit development in the countryside unless allowed through other opportunities provided for within the Local Plan. LP10 states that all development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:

i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b. recognise the intrinsic character and beauty of the countryside; and

c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

In this case the land is defined as grade 3 agricultural land (the same grading applies to much of the BUA of Waresley). This is not land of the highest grading and it is considered that the loss of agricultural land is largely inevitable if housing is to be provided within this rural district and as such has to be considered in the planning balance. For the purposes of this assessment and in respect of tilted balance the LPA cannot object to the loss of this small section of land when balanced against the merits of the scheme, especially given the current established use and that it has not been discounted within the land availability assessments for this reason.

In terms of part b, a permission in principle application is not required to provide full details of a proposal. These, in the event of an approval shall be dealt with under a later FULTDC application. This scheme relates to a development of up to 2 to 3 dwellings, there is no indication as to the size, scale or layout. Therefore, the matter for consideration here is if the introduction of any built form on this land would be harmful.

The general characteristics and layout of the site are discussed in the preceding sections of this report and it is considered that the site and surroundings have a rural character. That said, built development is not an unfamiliar feature in the locality with the eastern section of Manor Farm Road hosting mainly residential development consisting of detached dwellings located within relatively generous plots. There is not an absence of development in the immediate vicinity of the application site but it is much more sparse. The site is visible from the direction of Manor Farm Road, but, given the detail permitted to be considered under a permission in principle application it cannot be reasonably considered that the introduction of suitable scaled and designed development at the density proposed would cause significant and demonstrable harm when the limited weight which can be applied to Policy LP10 is considered. Furthermore, it must be considered that there is no local opposition (based upon the content of the comments received) nor any specific harm identified during the call for site assessment.

Turning attention to part c, some residential development will always give rise to some factors such as noise, light pollution and so on. However, this site is not in an area completely devoid of development and is adjacent to (albeit not a heavily used) highway. As such, it cannot reasonably be considered that this would result in the introduction of factors arising from built development into a completely undeveloped location where such factors were 'alien'.

Overall, having regard to the requirement to apply tilted balance to this decision, and the assessment above, the LPA do not consider that the resultant harm of the development of this site at the quantum proposed would result is significant and demonstrable harm when assessed against Local Plan Policy LP10.

Given that, effectively, based upon the above, the location of the development is accepted it falls to be considered under Policy LP9 as if it were within the BUA of the settlement. LP9 has three tests relating to the level of infrastructure within the settlement, opportunities for access to everyday services and facilities by utilising sustainable travel methods and the impact on the character of the settlement. The last point has largely been addressed above and so overall, this is a decision on the sustainability of the location for housing which is a matter which has been raised in many of the objections.

Officers accept that there are some services and employment opportunities within Waresley but that these are limited when compared with other 'small settlements' within the local plan. Furthermore, it is very likely that there will be reliance on a private motor vehicle. This is not unusual in a rural setting. Public transport to larger settlements is available (the Planning Statement states that there is a bus stop within 0.5m of the site) but transport available is limited in comparison to services to other areas within the district.

That said, the village does have a church, village hall, cricket club and a large garden centre which also incorporates a farm shop and café. The submitted Planning Statement also references the Waresley Park Estate where there is a cafe and wellness centre and the cricket club. There is also a public house which, whilst closed at the time of writing may eventually be brought back into service. The comments received reference the need for suitable scale of development within settlement to secure their long-term viability and to support these community uses. The LPA recognise that part of enabling communities to achieve this vitality is the introduction of new housing in order to allow new people to join these rural communities.

Careful consideration has been given to the lack of footpath on Manor Farm Road (which is a characteristic of some sections of the village) and if safe and convenient access could be achieved. The site access is however on a 30mph road which (whilst unlit) does afford access to the 'village centre' and access to the public transport links and services. Furthermore, after a pedestrian exits Manor Farm Road there is a public footpath (on at least one side of the road) for a pedestrian to travel on foot to the garden centre which is arguably one of the main attractions in terms of sustainability. It is recognised that there would be a need to cross the road at certain points but this would still be within the village limits and 30mph section of the highway. On balance, given the siting of the access on what is a relatively quiet rural road (not the main access into the village for example) it is accepted that whilst not ideal there would not be significant and demonstrable harm when assessed against the quantum of development proposed.

As detailed in the preceding sections of this report, it has to be accepted that there will be some reliance on a private motor vehicle but this harm does not outweigh the benefits of boosting the local housing supply within a rural location when assessed against titled balance requirements.

Overall, having regard to if significant and demonstrable harm can be identified the LPA have to conclude that the scheme is broadly compliant with Policy LP9 of the Local Plan and would constitute a sustainable form of development in accordance with the NPPF (2024) and in terms of the planning balance, the positive aspects of the proposal outlined above, including the provision of housing, demonstrably outweigh the material planning considerations weighing against the development proposal.

The site lies within the Waresley Conservation Area and there are some Grade II Listed Buildings in the (not immediate) vicinity. At this stage, there are very limited details to consider as to if there will be any impact on the Conservation Area as a designated heritage asset. Such matters shall be thoroughly assessed at the technical details stage. It is however not considered that the introduction of some development will result in substantial harm to the Conservation Area or be contrary to Policy LP34 of the Local Plan to 2036.

At this stage, attention is again drawn to the fact that the LPA is in tilted balance, which has been given great weight in the determination of this application. In order to support the NPPF's objective of significantly boosting the supply of homes it is considered this site needs to come forward sooner than the standard 3 years usually allowed for PIP applications. Therefore, the timescale for the submission of Technical Details in this instance is amended 2 years.

2. Land use

The site lies within Flood Zone 1 and does not identify any other sources of flooding within the site as per the most recent Environment Agency Flood Risk Maps and Data.

Flood Zone 1 is defined as having the lowest risk of flooding in the Government's National Planning Practice Guidance (PPG) and development of this nature is acceptable within Flood Zone 1. There are no details of sewage or surface water disposal at this stage but these are matters which will be considered at FULTDC stage. For the purposes of this assessment however it is not considered that the quantum of development proposed would place unmanageable strain on current infrastructure.

Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of a proposed development and maintained for users and occupiers of neighbouring land and buildings and concerns have been raised regarding potential impacts.

The Huntingdonshire Design Guide 2017 states when considering residential development there are three key issues that need to be addressed which are loss of privacy, reducing the level of daylight and being overbearing in size and layout.

Officers need to be satisfied at this stage that the site is capable of accommodating the quantum of development proposed without having a detrimental impact on neighbour's amenity and the amenity of the proposed occupiers.

HDC's Environmental Health Team have been consulted and raise no objections in terms of noise or odour impacting neighbours nor future occupants of the dwellings nor raise any concerns in respect of contaminated land or pollution.

As detailed above, permission in principle applications do not provide details of layouts, house types and so on. Therefore, an application for 2 to 3 dwellings may only result in 2 under a FULTDC application. They may be single storey etc and so there is no way to thoroughly assess impacts such as loss of light or overbearing impacts (though these will be thoroughly assessed under any subsequent FULTDC application). For the purposes of this assessment, the LPA consider that the site is large enough to accommodate the quantum of development proposed without resulting in harm. As well as the above it is also considered that a high level of residential amenity could be achieved for future occupants of the site.

Cambridgeshire County Council's Highways Team have been consulted as part of this process and raise no objections in principle observing that whilst this is a narrow lane the speed limit is 30mph but passing places with adequate visibility associated with them.

CCC do note that further details of visibility splays and internal parking and turning for all vehicles would be required and these would need to be considered at FULTDC stage. Neighbours are also supportive of the scheme and specifically refer to the 'quiet and safe' nature of the road and consider that the development will not impact this.

Given the lack of objection from technical consultees and the relatively small scale of development, it is not considered that significant harm would be caused in terms of highway safety as a result of this scheme.

Overall, it is considered that the scheme could be realised in accordance with Policies LP5, LP15, LP14, LP17, LP34 and LP37 of the Local Plan to 2036.

3. Amount of Development

Local Policy LP12 states new development will be expected to be well designed based upon a thorough understanding of the constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces. A proposal will be supported where it can

demonstrate that it contributes positively to the areas character and identity, successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.

In this case, the LPA are satisfied that the density of development can be accommodated on the site and matters of scale, design, massing and landscaping are not matters for consideration at permission in principle stage. Given the earlier assessments it is considered that some form of residential development in accordance with that proposed could be achieved on site in broad accordance with Policies LP11 and LP12 of the Local Plan to 2036, the National Design Guide (2021) and the provisions of the NPPF (2024).

4. Other Matters

The Planning Practice Guidance (PPG) states that the scope of permission in principle is limited to location, land use and amount of development as assessed above. The applicant would need to also receive a grant of technical details consent before the development can proceed.

The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species.

*Impact on Trees

There are a number of mature trees surrounding the wider site (outside of the red line) which are afforded protection given their location within the Conservation Area. There are also some trees (mainly small-scale planting) within the site itself. To the east the tree belt (again outside the of the red line) are subject to a Tree Preservation Order.

HDC's Arboricultural Officer has been consulted but no representations have been received at the time of determination. Given that as detailed in the preceding sections of this report there are currently no details as to layout or density of development the impact on trees/hedgerows cannot be fully assessed. These should however form an integral part of the consideration to ensure that impacts on all trees (especially protected trees) are minimised under an application for FULTDC in order to comply with Policy LP31 of the Local Plan to 2036

*Ecology

Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and that a proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.

Further to the above (and separate from the requirements of LP30) the development will be subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) would be required with any future application, following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that the development would be exempt.

The presence of grassland, hedging and trees within, surrounding, and immediately adjacent to the site means that a preliminary ecological survey and any additional species-specific surveys would be required as part of any FULTDC application to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and appropriate mitigated. Details of how a 10% BNG will be achieved in accordance with the legislation would also be required. Whilst objections are noted, these matters cannot be considered at the permission in principle stage.

Further consideration should be given to the location of the site within the South East Claylands Landscape Character Area and the potential impacts on green infrastructure. The Huntingdonshire Landscape and Townscape SPD (2022) details that development proposals should:

*Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.

*Avoid ribbon development to conserve the form of historic villages.

*Ensure preservation and interpretation of historic features remaining within the landscape.

*Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

*Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

Whilst it is clear that not all of the above matters are wholly relevant in this instance (and cannot be appropriately assessed at the permission in principle stage) there are some aspects which could be carried through to the FULTDC stage in order to ensure that the development assimilates itself comfortable into the landscape setting.

*Water Efficiency

Any future application for technical details consent would need to confirm compliance with the optional Building Regulation requirement for water efficiency in Approved Document G, as set out in criteria j. of Policy LP12 of Huntingdonshire's Local Plan to 2036.

*Accessible and Adaptable Homes

Policy LP25 of Huntingdonshire's Local Plan to 2036 requires all new dwellings to comply with optional Building Regulation requirement M4(2) 'accessible and adaptable homes', unless it can be demonstrated that site specific factors make this impractical or unviable. Any future application for technical details consent would need to confirm compliance with this policy.

*Developer Contributions

Any subsequent Technical Details application should be accompanied by a signed Unilateral Undertaking for the provision of wheeled bins in accordance with the Developer Contributions SPD (2011).

*Community Infrastructure Levy (CIL)

As the proposed development is for new residential dwellings, the development would be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

*Conclusion

Whilst the proposal (lying outside the built-up area) would not normally be supported it is concluded that there is no identified harm that would significantly and demonstrably outweigh the benefits when considering all the positives and negatives of the proposal into account. Taking national and local planning policies into account and material considerations, the principle of the proposed development, is, on balance, considered acceptable and therefore recommended that Permission in Principle be granted subject to approval of outstanding details at Technical Details stage.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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