OFFICER REPORT

Case No: 25/00900/PIP Permission in Principle

Proposal: Permission in principle for 4 to 9 dwellings

Location: Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys

Applicant: Mr & Mrs Robinson

Grid Ref: 531485 280641

DESCRIPTION OF SITE AND APPLICATION

This application concerns a 0.499-hectare broadly rectangular parcel of agricultural land, accessed off Heath Road, Warboys. Mature trees and hedgerows form the western and southern boundaries of the site, providing natural screening. To the north is a drainage ditch. The northern and eastern boundaries are open to the countryside and are not bound by natural vegetation. The site is situated to the northeast of the built-up area of Warboys.

According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. The site is not susceptible to groundwater flooding however; a section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA. There are no statutory ecological or historical designations within or in proximity to the application site.

The current proposal is the first part of permission in principle application; which only assesses the principal issues namely (1) location, (2) use; and (3) amount of development proposed and establishes whether a site is suitable in principle. Should this application be successful, the applicant must submit a Technical Details Consent application addressing all remaining material planning considerations.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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 15th May 2019)
LP1: Amount of Development

LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Wastewater Management
LP8: Key Service Centres
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and vehicle movement
LP22: Local Services and Community Facilities
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2017
- Strategic Flood Risk Assessment 2024
- Annual Monitoring Review regarding housing land supply 2024

Local policies are viewable at https://www.huntingdonshire.gov.uk

PLANNING HISTORY
There is no direct planning history associated with the application site however, the following planning application is related to the adjacent site:

0100174OUT-Erection of two dwellings- Refused 26.02.2001 and appeal dismissed.

CONSULTATIONS
Archaeology- No objection. Whilst this site lies in an area of archaeological interest we cannot make specific recommendations without sight of a final site layout plan and an understanding of the scale and impacts of the proposed development. County Archaeology are however content that no works are required prior to determination of an application and consequently we wish to raise no objections for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a condition on development, if required, could be secured at Technical Details stage.

Highways- No objection. Further details of the access design including any accommodation works and drainage shall be expected as part of the Technical Details Consent application. The access will need to meet the requirements for a shared access in Cambridgeshire County Council's General Principles for Development Highways development document and detail visibility splays.

Parish Council-Object and recommend refusal. The site lies outside the established village boundary and is not connected to the existing settlement, raising issues of unsustainable and isolated development; approval could set a precedent for further encroachment into open countryside; the application lacks clarity on the number of dwellings proposed, with the potential impacts of 4 versus 9 units not adequately addressed; the proposed access is long and potentially unsuitable for servicing, posing practical and safety concerns; and part of the site lies on Grade 1 agricultural land, leading to the potential long-term loss of highly productive farmland, which is vital for local and national food security.

Whilst it is acknowledged the Parish Council have raised some material planning considerations, some of the matters raised can only be considered at Technical Details Consent stage should the development proposed obtain planning permission.

Environmental Health Officer- No objection.

REPRESENTATIONS

One third party representation received in objection raised concerns regarding the proposal and the sites isolation from the village core, proximity to a dangerous high-speed junction (A141), lack of pedestrian infrastructure, and increased risks to pedestrian safety and road traffic collisions. The objector highlights the environmental impact on the historic Warboys Sheep Wash, strain on already overstretched local infrastructure including schools and healthcare, and the loss of green belt farmland. They also question the affordability of the homes, suggesting they will be priced beyond the reach of first-time buyers.

The following assessment considers the material planning considerations raised by both the Parish Council and third-party representations. However, it should be noted that the affordability of the proposed homes is not a material planning consideration in the determination of this application.

ASSESSMENT

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

The Local Plan is undergoing a review/update, and the Land Availability Assessments (LAA)consider this site. The application site has been put forward in the call for sites as part of a larger site (Warboys 1: Land on Heath Road, Warboys) for the erection of between 18-20 homes. The LLA concluded the site (as a whole) was not suitable for development as:

- It would be out of context with the settlement/ built form.
- There may be difficulties in terms of highway safety in a village location being adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site.

Officers acknowledge the above and shall discuss to each sustainability matter identified in the LLA in detail in later sections of this report.

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 tilted balance'. While 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.

It is acknowledged that whilst Policies LP2 (strategy for development) and LP8 (Key Service Centres) are out of date (and so afforded less weight in the determination of this application) they are not to be entirely disregarded.

LP2 defines 'all other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements'.' The village of Warboys has more than 30 dwellings and so would fall within this definition.

Under the definition of Built up area in para 4.85 Agricultural land where the character of the land primarily relates to the countryside is considered to be outside the built up area. In this case, the built development of Heath Road and it's residential dwellings are situated to the south of the application site, agricultural fields bind the site to the north, east and west. This site is therefore felt to be outside the built up area of Warboys and subsequently in the open countryside. This aligns with the Land Availability Assessment and neighbour objection whereby the site is considered to be out of context with the settlement.

Notwithstanding this, the sites visual and physical separation from the built-up area, the site is in reasonable proximity to be incorporated into a sustainable village. Warboys is recognised as a sustainable settlement, offering future residents' convenient access to a range of essential services and facilities including retail, education, commercial, leisure and community amenities-within walking or cycling distance. There is an illuminated pedestrian footpath from approximately Pasture Close on the opposite side of the road from the application site, to the centre of the village of Warboys. The village is also well-served by frequent bus services, providing direct connections to larger service centres such as St Ives, March, Ramsey and Chatteris.

As established the application site is located in the open countryside whereby, development proposals are considered under Policy LP10 of the Local Plan.

Local Plan Policy LP10 seeks to limit development in the countryside to specific opportunities provided for in other policies of the Local Plan. The policy 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.

It is noted that the Parish Council raised concerns regarding the potential loss of Grade 1 agricultural land. However, Huntingdonshire District Council's mapping confirms that the application site is classified as Grade 3 agricultural land, not Grade 1. While it is acknowledged that the district's agricultural land is predominantly of good quality, with only 15% classified as Grade 1, the site subject to this application holds a lower agricultural land value. Given the modest scale of the proposed development, it is not considered that the scheme would result in a significant or unacceptable loss of high-quality agricultural land.

In regard to criteria b of LP10, PIP applications are not required to provide any details as to layout, scale, design etc. However, during the course of the application the Council raised concerns the depth of the site may limit the ability to deliver the desired quantum of development without adversely affecting the area's character. Heath Road is characterised by a linear form of development. In light of this, the redline boundary of the application site was amended reducing the depth of the site while increasing its length to create a more linear form of development abutting Heath Road.

However, it is noted that due to the linear nature of the location plan, the depth of the site is now constrained, which may present challenges at the technical details stage. These include limitations on access as direct highway access is only available to about half of the site frontage, as the site is in close proximity to a main junction at the end of the village therefore there may be limitations in terms of the number of vehicle access points that can safely be achievable from Heath Road to serve this development with the possibility that only one shared single access point being able to be achieved, but this would need to be discussed with Highways at the Technical detailed stage. This will obviously have an impact on the layout and number of units that will be achievable on site. The technical details stage will also require a landscaping strip along the northern boundary to soften the impact of development on the wider countryside beyond, again this will have implications for the technical detail layout and number of units achievable. There is also a sewage pumping station and a pond on either side of the site, which again might also have implications for the number of units achievable and site layout. Whilst it is a matter for the technical details stage, it is likely that these constraints will result in only the lower end in the range of units being achievable, rather than the mid or higher end of the 4-9.

Officers consider that, should the proposal progress to the Technical Details Consent stage, it is likely a residential development on this site could be designed to respect and respond to the intrinsic character and beauty of the surrounding rural landscape.

In relation to part (c), while it is acknowledged that introducing residential development in this location may give rise to some impacts, the scale of the proposal is such that any effects are unlikely to be significantly harmful. Potential issues, such as external lighting, could be appropriately managed through planning conditions, and it is noted that the Environmental Health Team has not raised any objections. Given the existing surrounding land uses and the presence of other dwellings nearby, it is considered that a refusal based solely on these grounds would not be justified.

Policy LP8 states a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of the local plan. Specific opportunities allowed for by the local plan include Policies LP19 Rural Economy, LP22 Local Services and Community Facilities, LP23 Tourism and Recreation, LP28 Rural Exceptions Housing, LP33 Rural Buildings and LP38 Water Related Development for which these are not applicable to this application.

Notwithstanding the above, the Council are unable to demonstrate a 5YHLS and Local Plan Policies concerned with the supply and location of new residential development are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. As such the proposal shall be considered under the 'tilted balance' as defined in paragraph 11(d) of the NPPF.

Paragraph (d) states where there are no relevant development plan policies, or the policies which are most important for determining the applications are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

A balancing exercise shall be undertaken in the conclusion of this report.

2. LAND USE

According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. The site is not susceptible to groundwater flooding however; a section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA.

Paragraph 175 of the NPPF (2024) states the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes.

In this case, given that surface water flood risk only affects a very small area of the site and can be designed to ensure the site entrance would not be affected by it. There is also the potential for the dwellings to be sited outside the areas at risk of surface water flooding. It is acknowledged however that design is a matter for consideration at the Technical Details Consent stage should the application be successful.

It is considered that the scale of the proposed development would not significantly exacerbate surface water flooding on the site, particularly given that only a small portion is at risk. Overall, the site is deemed acceptable in terms of flood risk and surface water management, with detailed drainage matters appropriately addressed at the Technical Details Consent stage, should the application be approved.

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.

The Huntingdonshire Design Guide (2017) identifies three key considerations when assessing proposals for residential development: the potential for overlooking and loss of privacy, the reduction in daylight to neighbouring properties, and the risk of the development appearing overbearing due to its scale and layout.

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

There are neighbours close to the southern boundary of this site, on the alternative site of Heath Road ; however the scale and design of the dwellings could significantly lower their impact on these neighbours and where they are felt to be solutions to protect amenity (location of windows, layout etc). The specific design of the dwellings are matters to be addressed at Technical Details Consent stage.

It should also be noted the Environmental Health Officer was consulted as part of the application and raised no objection to the proposed development.

At this stage, Officers are satisfied that the proposed dwellings can be delivered, subject to appropriate scale and siting, without causing significant harm to residential amenity. Detailed matters, such as potential impacts from overshadowing, overbearing presence, or overlooking, will be fully assessed at the Technical Details Consent stage. As such, the proposal is considered to be in accordance with Policy LP14 of the Local Plan to 2036 at this stage.

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 area's character and identity, successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.

As these matters will be addressed at the Technical Details Consent stage, where the design will need to respect the local character and the amenity of neighbouring properties, consideration should also be given to changes in land levels and the need for softened boundaries where the site adjoins the open countryside. The design should be guided by the principles set out in the Huntingdonshire Design Guide (2017).

During the course of the application, the red line boundary of the site was amended, reducing its depth and increasing its length to create a more linear form of development along Heath Road. This revised boundary plan reflects the established linear character of Heath Road, with the exception of the residential development branching off into Pasture Close. It is also acknowledged that the site is physically separated from the main built-up area of Warboys to the west by a parcel of agricultural land approximately 45 metres wide as identified by the LLA and third-party representation. However, the presence of linear development to the south of the site would help to create a sense of balance and continuity along both sides of Heath Road.

In light of this, Officers are satisfied that residential development on the site could respect the intrinsic character and beauty of the countryside and, if progressed to the Technical Details Consent stage, would contribute positively to the area's character and identity.

It is acknowledged that the Parish Council has raised concerns regarding the lack of information within the application to fully assess the potential impacts of erecting 4 to 9 dwellings on the site. However, as outlined above, at this stage the Council is only able to consider the following matters: Location, Land Use, Amount of Development. Whilst the amount of development is a relevant consideration at this stage, it is at the Technical Details Consent stage that a more detailed assessment will be undertaken. This will determine whether the site can accommodate the proposed quantum of development, taking into account all relevant technical constraints (e.g surface water flood risk, boundary landscaping, site levels).

The application site is adjacent to a pond which is at risk from surface water flooding. Surface water drainage details to be submitted and considered at Technical Details Stage would inform whether the site is able to accommodate between 4 to 9 dwellinghouses.

Technical Details Stage would inform whether the site has sufficient depth to accommodate proportionally scaled landscape buffer to the countryside to the north to soften the impact. A subsequent Technical Details stage would consider soft and hard landscaping details.

As detailed above, mature trees and hedgerows form the southern boundary of the site. The LPA consider these trees to provide value to the character of Heath Road, particularly at the A141 and Heath Rd Junction, and biodiversity value. Some of the trees and hedging along the southern boundary is not within the applicant's control and therefore any future design would need to consider the impacts of the proposed dwellings on the canopies and root protection areas of the adjacent

trees. A future Technical Details Consent application should be accompanied with an Arboricultural impact assessment, tree survey and tree protection plan.

It should, however, be acknowledged that the linear configuration of the location plan has resulted in a constrained site depth, which may present challenges at the Technical Details stage. These include limitations on access, parking and turning, the requirement for a landscape buffer along the northern boundary, and the presence of a pond to the east. As such, there is a realistic prospect that the site may not be capable of satisfactorily accommodating the higher/mid quantum of development in the 4-9 range. Officers are therefore of the view that due to the site constraints the final quantum of development likely to be acceptably achievable is likely to be at the lower end of the 4-9 range. Nevertheless, the amount of development could still represent sustainable development, given the site's proximity to an established and sustainable settlement.

With regard to ecology, no supporting ecological information was submitted with the application. However, it is not considered that there are likely to be ecological constraints that would prevent the determination of this proposal under a Permission in Principle application, given the site is of low ecological value due to its use for agriculture. It is however noted that third parties raised concerns in relation to the impacts of the proposal on the Warboys Sheep Wash. Any potential ecological impacts should be addressed at the Technical Details Consent stage, and any future application should be supported by a Preliminary Ecological Appraisal and Biodiversity Checklist.

A subsequent Technical Details application would need to be supported with a Biodiversity Net Gain (BNG) statement, pre-development biodiversity value in a Statutory Biodiversity Metric and accompanying plan. The submitted details would need to demonstrate how a mandatory 10% BNG will be achieved.

With regard to highways impacts, it is noted that the Parish Council and third parties have raised concerns about highway safety, particularly in relation to the proposed access and its proximity to the A141 junction. Notwithstanding these concerns, the Local Highway Authority has not raised any objections to the proposal at this stage. It is important to note, however, that detailed matters such as access arrangements and visibility splays will be fully assessed at the Technical Details Consent stage.

Under the Permission in Principle (PiP) regulations, it is not possible to impose planning conditions at this stage. Therefore, any additional information required must be submitted as part of a subsequent Technical Details Consent application. This includes details relating to on-site parking, bin storage, turning space for vehicles, and secure cycle storage.

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. Following grant of permission in principle, the site must receive a grant of technical details consent before 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 or listed buildings. The following other matters will be considered at Technical details stage.

CIL

It is acknowledged that third parties raised concerns regarding the proposed devlopment and impacts to overstretched local infrastructure including schools and healthcare. However, should the development be permitted, it will 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.

Water Efficiency

Any future application for Technical Details Consent for a dwelling at the site 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.

Infrastructure Requirements and Planning Obligations
Bins - Unilateral Undertaking (UU)
Once Permission in Principle has been granted, the development cannot proceed until Technical Details Consent is also secured. The approval of Technical Details Consent constitutes full planning permission for the proposed development. At this stage, other statutory requirements may also apply, such as the submission of a Unilateral Undertaking (UU) for the provision of wheeled bins.

CONCLUSION
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 tilted balance'. While 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 Council is able to proceed to the second stage of assessment, commonly referred to as the 'tilted balance', as outlined in paragraph 11(d)(ii) of the National Planning Policy Framework (NPPF). This is because the proposed development is not considered to result in harm to habitat sites (including those listed in paragraph 194), Sites of Special Scientific Interest, Local Green Spaces, irreplaceable habitats, designated heritage assets (or other heritage assets of archaeological interest as referenced in footnote 75), or areas at risk of flooding. Accordingly, the application is deemed to satisfy the first test set out in paragraph 11(d)(i) of the NPPF.

Whilst the site lies outside the defined built-up area of Warboys, it is considered that, subject to appropriate design, residential development in this location could be visually, physically, and functionally integrated with the existing settlement. Future occupants would benefit from access to a suitable range of local services and facilities, all of which are accessible via sustainable modes of transport. It is considered that the site has the potential to accommodate between four and nine dwellings; however, due to identified site constraints, Officers consider it more realistic that a lower quantum of development—closer to four units—would be likely to be achieved. Nevertheless, an appropriate layout and scale could be secured at the Technical Details Consent stage to ensure a satisfactory and sustainable form of development. These benefits are afforded moderate weight.

Whilst the full impact of the proposal is unable to be fully gauged at Stage 1 of the Permission in Principle process, the proposal would provide the benefits of delivering between 4 and 9 dwellinghouses towards the housing supply and would provide the economic benefits including job creation and long-term spending by future occupants on local services/facilities. These benefits are afforded moderate weight.

In terms of the environmental dimension of sustainable development, the proposal offers potential for the incorporation of energy efficiency measures (to be considered in detail at technical details stage). The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within the wider area; and is accessible by sustainable transport modes. These benefits are afforded moderate weight.

Although part of the site is partially susceptible to surface water flooding, the precise extent and implications of this flood risk would be assessed at the Technical Details Consent stage. Importantly, there is sufficient land within Flood Zone 1, where the risk of fluvial flooding is lowest, and not at risk from surface water flooding to accommodate between 4 to 9 dwellings. On this basis, the site is considered acceptable in principle with regard to flood risk and drainage.

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.

Once Permission in Principle has been granted, the development cannot proceed until Technical Details Consent is also secured. As this application is only allowed solely on the basis of title balance, it is considered appropriate to limit the time period for submission of the technical detail stage to 2 rather than the standard 3 years.

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