OFFICER REPORT

Case No: 25/00635/FUL Full Planning Application

Proposal: Erection of 2 bedroom chalet bungalow.

Location: 18 Bencroft Lane Warboys Huntingdon

Applicant: Mr Ken Skinner

Grid Ref: 531137 279948

DESCRIPTION OF SITE AND APPLICATION

This application comprises a rectangular parcel of land to the side and rear garden of No.18 Bencroft Lane, Warboys. No.18 is a detached dwellinghouse which benefits from a spacious plot and two detached outbuildings. To the east of the application site is a parcel of land comprising a well-established hedgerow boundary with mature trees and further east is an access track to Fenton Field Farm. To the front of the application site is a parcel of vegetated highways verge not within the applicant's control or the extent of the red line boundary.

The application site is located in the built-up area of the village of Warboys and at low risk from fluvial flooding (Flood Zone 1) according to the latest Environment Agency Mapping and Strategic Flood Risk Assessment (2024). The site is also not at risk from ground or surface water flooding. The application site is not within a conservation area or in proximity to designated heritage assets. There is a grouping of trees afforded with a tree preservation order northeast of the application site but are separated from the site by approximately 17m.

The application seeks to erect a contemporary two-bedroom chalet bungalow in the side and rear garden of No.18 Bencroft Lane. The proposal seeks to establish an access off Bencroft Lane and would include on-plot frontage parking.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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 10).'

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.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
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
*LP8: Key Service Centres
*LP11: Design Context
*LP12: Design Implementation
*LP14: Amenity
*LP15: Surface Water
*LP16: Sustainable Travel
*LP17: Parking Provision and Vehicle Movement
*LP30: Biodiversity and Geodiversity
*LP31: Trees, Woodland, Hedges and Hedgerows

There is no 'made' or emerging Neighbourhood Plan for Warbous.

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

Supplementary Planning Documents (SPD) and Guidance:
Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD 2017
LDF Developer Contributions SPD (2011)

PLANNING HISTORY
87/01405/FUL- Extension to dwelling and garage- Permitted 14.09.1987

CONSULTATIONS
Highways Officer- No Objection. The application seeks to install a new access over the highway verge into Bencroft Lane, adjacent to the existing access to No.18 Bencroft Lane and the access to Fenton Field Farm. Based on the information submitted, the Local Highways Authority (LHA) considered the proposed development acceptable.

Warboys Parish Council - Recommend Approval. No relevant planning reasons provided as to the recommendation.

REPRESENTATIONS
No third-party representations in support or objection to the development proposal have been received at the time of determination.

SUMMARY OF ISSUES
The main issues to consider in the determination of this application are:
- Principle of development
- Design and Visual Amenity
- Highways and Parking
- Residential amenity
- Biodiversity
- Trees
- Other Matters

*Principle of Development

The National Planning Policy Framework (NPPF, 2024) states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Per Local Plan Policy LP 1, Huntingdonshire district has a housing need of at least 20,100 new homes between the period of 2011-2036. The Local Plan considers that windfall sites to contribute to the supply of new homes (Local Plan paragraph 4.4).

Furthermore, Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities and Warboys is considered to be a Key Service Centre for the district. The Local Plan considers Warboys to be a Key Service Centre as the local area has a sufficient number of services and amenities to accommodate residential development and its future occupants.

The application site is considered to be located in a Key Service Centre whereby Policy LP 8 of the Local Plan applies. Policy LP 8 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre. The application site comprising of amenity grass land associated with No.18 Bencroft Lane is surrounded by residential development and as such is located in the built-up area of Warboys. The principle of development is therefore considered acceptable and therefore the proposal conforms to Policies LP1, LP2 and LP8 of the development plan, subject to the following material planning considerations.

*Design and Visual Amenity
Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Bencroft Lane is a residential street within the village of Warboys and primarily comprises of two-storey, detached dwellings of which the majority of the dwellings benefit from spacious rear and front gardens. On plot frontage parking is common along Bencroft Lane however, due to the spacious well vegetated plots parking does not appear to over dominate the street scene. The architectural styles along Bencroft Lane vairy, however there are traditional wide frontage and shallow plan, flat fronted dwellings with porches and gable roofs. Whilst roof designs primarily comprise of gable roof types there are examples of gable frontages and pyramid roof types in the immediate locality. In regard to materials, dwellings along Bencroft Lane comprise of yellow and red brick, brown and slate roof tiles with white, brown and grey UPVC windows and doors. The use of render is also a material within the immediate locality. No 18. Bencroft Lane is of a traditional form with a wide frontage and shallow plan, gable roof and two ground floor bay windows and chimney features.

The application seeks to erect a contemporary, detached two-bedroom chalet bungalow with a single storey outward projection from the principle elevation. The gable frontage dwellinghouse is designed with an offset ridge. Due to the narrow nature of the site the dwelling is designed with a shallow frontage deep plan form. The dwelling proposed would be sited behind the principle elevation of No.18 to offer on plot frontage parking.

As detailed above, Bencroft Lane is primarily characterised with wide frontage and shallow plan dwellinghouses situated in spacious plots and the shallow frontage deep plan form of the development proposal would therefore be out of keeping with the surrounding built form and form a cramped arrangement in the spacious side garden of No.18.

The proposed dwelling would be 6.5m to the ridge and 4.5m to the eves. Whilst Officers are unable to identify the ridge and eve hight of No.18, planning history in the surrounding area indicates roof hights vairy between 7m and 7.5m to ridge and are around 4.9m to the eves. Given this, the proposal would be approximately 1m shorter (to the ridge) and 0.4m shorter to the eves than the host dwelling.

It is therefore considered that the proposed dwelling, despite being set back from the principal elevation of No.18, would not be subservient to the host dwelling and would form an overbearing impact on the street scene.

The applicants seek to use a material pallet of grey UPVC rainwater goods, windows and doors, grey rooftiles and light grey cladding. Whilst there is an example of a small single storey clad extension at No. 12 Bencroft Lane, the proposal seeks to clad the entire dwelling with light grey cladding. This is not considered to be in keeping with the character of the area.

The application also seeks to establish an access off Bencroft Lane and to provide on-plot frontage parking constructed using gravel. As detailed above, whilst on-plot frontage parking is common in the immediate locality it is usually set within spacious well vegetated plots. Due to the cramped arrangement onsite parking would over dominate views of No.18 vista stop at the end of Bencroft Lane, when approaching from the north. This alongside the proposal to hardstand the entire area between the proposed chalet bungalow and adopted highway would also urbanise the green character of Bencroft Lane.

Given the above, the proposal by virtue of its shallow frontage deep plan form, cramped arrangement, unvegetated on plot frontage parking, material palate and height fails to respond positively to its context within the surrounding built form and would result in cramped overdevelopment of the site which would be out of keeping and harmful to the established grain of development in the locality. The proposal therefore fails to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2024).

*Highways and Parking
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The site is located off Bencroft Lane and the application seeks to form a new access over the highway verge, between the existing access to No.18 and the access track to Fenton Field Farm. The proposed design incorporates a large area of hardstand to the front of the property for vehicle parking and rotating which would be constructed using gravel. Bencroft Lane is an unclassified adopted public highway.

Cambridgeshire County Council as the Local Highways Authority have been consulted on the application and raise no objection to the proposal. It is however, noted that the submitted site location plan and the proposed site layout does not include changes to the highway verge to the north of the application site, presently vegetated and not gravelled as per the submitted proposed site layout. The application would require the change of use of the highways verge to connect to the adopted public highway. Given there are several material planning concerns associated with this development proposal, Officers did not provide the applicants with an opportunity to amend the submitted scheme.

In regard to vehicle parking, a large area of proposed hard stand to the front of the dwelling is considered sufficient for the parking of up to 4 vehicles and is adequately sized for vehicles to enter and exit the site in a forward gear. However, as detailed in a preceding section of this report, officers are concerned the on-plot frontage parking would form a cramped arrangement uncharacteristic for the size of the application site and would over dominate views along Bencroft Lane.

Officers also raise concerns the rear amenity space proposed is insufficient and would be unable to accommodate the basic functional needs for the dwelling particularly space for cycle storage.

Given the above, although the proposal can safely be accessed in accordance with the LHA and Local Plan Policy LP17, the proposal does not seek to change the use of the highways verge to residential curtilage and if permitted would not be able to be accessed. In addition, the application fails to provide sufficient rear amenity space to accommodate secure cycle storage contrary to Local Plan Policy LP17.

*Residential Amenity
Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest residential dwelling to the application site is No.18 Bencroft Lane and No.6 Shire Close. Due regard shall be paid to the residential amenity impacts associated with the proposed development on the occupants of this adjacent dwelling.

Residential amenity for adjacent dwellings
The proposed chalet bungalow would be sited east of the principal elevation of No.18 and would extend beyond the rear elevation of the host dwelling. At its closest point the dwelling proposed would be 2m from the eastern elevation of No.18. No.18 is a 'T" shaped dwelling with an attached single storey subservient element to the west, orangery to the west, detached garage to the north and conservatory to the south.

The proposed dwelling would have a ridge height of 6.5 metres and an eaves height of 4.5 metres. The western elevation would be set back approximately 6.8 metres from the conservatory at No.18, and 2 metres from the adjacent orangery. It is noted that the western elevation of No.18 contains two ground floor windows serving habitable rooms specifically the kitchen and orangery, as well as the conservatory. During the site visit, Officers observed that both the kitchen and orangery benefit from secondary windows, which provide additional sources of daylight.

Notwithstanding the above, Officers have undertaken a 25-degree daylight assessment from the centre points of the habitable room windows serving the conservatory and orangery at No.18. When assessed in elevation, the proposed development does not breach the 25-degree guideline. However, it is acknowledged that the proposal would fail the 25-degree test in relation to the habitable kitchen window on the western elevation of No.18. Nonetheless, as outlined above, the kitchen benefits from a dual aspect, with additional windows providing supplementary sources of daylight. As such, the overall impact on daylight to this room is not considered to be significantly harmful. As such, it is considered that the proposal would not result in an unacceptable loss of daylight to the neighbouring property.

In regard to overlooking the rear amenity space of No. 18, the proposed dwelling would have a first-floor window servicing the stairs and dining hall and a ground floor window servicing a habitable room (kitchen). Boundary treatments would secure the privacy between properties and obscured glazing would prevent any overlooking of the rear amenity space of No.18's rear garden and can be secured by condition should the development be permitted. Subject to the imposition of conditions the proposed dwelling would not result in any unacceptable detrimental overlooking impacts for adjacent neighbours.

However it is considered that the siting, size and height of the dwelling would result in unacceptably overbearing and overshadowing impacts for No.18, due to its large side elevation positioned only 1m from the side boundary and extending almost to the bottom of this side shared boundary. The resulting impact on the residential amenity for this property, particularly on their private amenity space would be unacceptable and contrary to Policy LP14.

In regard to the residential amenity of No.6 Shire Close, the proposed dwelling would be located northeast of this neighbours rear garden and would be separated with and area of land not within the applicants control by a 4.4m buffer between the rear gardens. As the proposed dwelling would

have a first floor window servicing a habitable room and would only be located a maximum of 2.5m from the southern boundary, officers acknowledge that oblique overlooking would occur. Notwithstanding this, No.6 Shire Close is located in a residential area whereby its rear amenity space is already exposed to oblique overlooking from adjacent properties. The oblique overlooking impacts are therefore not considered significant to warrant refusal on this basis.

Residential amenity for future occupants
In regard to the residential amenity for future occupants, whilst all proposed habitable rooms of the property would be served with windows which offer acceptable levels of daylight and sunlight, it is considered the proposed dwelling would not provide a high standard of amenity for future residents due to the limited provision of external space, and the outlook and amenity of the ground floor accommodation would be reduced by the close proximity of them to the boundary treatments.

Whilst the submitted floor plan indicates the dwelling proposed has a total gross internal area (GIA) of 100.6m2, it is noted that the head height of the dwelling is restricted at first floor which reduces the usable floor area to 91.9m2 (GIA). Despite accounting for areas with a headroom of less than 1.5m, the proposed development would accord with the nationally described space standards (NDSS)) for a 2-storey, 2-bedroom, 4-person dwelling. It is therefore considered that the proposed development would provide sufficient internal space for future occupants.

Notwithstanding the above, as the proposed dwelling is situated to the southern area of the site, a rear amenity space of 2.4m in depth reducing to 0.8m would be provided. Whilst the Local Planning Authority does not have minimum standards for rear amenity space, page 237 of the HDC design guide raises questions to consider when designing single dwellings including 'has an adequate amount of amenity space been provided for each residential unit and is it of a shape, size and location to allow effective and practical use by residents'. In this case, Officers raise concerns the rear amenity space is insufficient for the occupants of the proposed dwelling as it would be unable to accommodate the basic functional needs for the dwelling (including refuse and cycle storage, space for planting, young children to play and space to dry washing ect.). In addition, Bencroft Lane is characterised with large, detached dwellings situated in spacious residential plots. The proposal would however form an uncharacteristically small and cramped arrangement on the site when compared to adjacent existing dwellings.

Given the above, the development proposed would fail to deliver a high standard of amenity to future occupants in terms of insufficient private amenity area to the rear, being uncharacteristically small and cramped when compared to adjacent existing dwellings. There would also be harm to the residential amenity of No.18 in terms of overbearing and overshadowing impacts to its private amenity space. The proposal would therefore be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036 and paragraph 135 (f) of the National Planning Policy Framework (2024).

*Biodiversity
Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

The application site primarily comprises of amenity garden grassland and unsealed and sealed hard surfaces the site and is therefore considered to be of low ecological value. However, the application is located within 250m of a pond whereby protected species such as the great crested newt maybe present on the site given there is vegetation and drainage connectivity between the pond to the site. The application therefore meets the LPA’s threshold, as detailed on the biodiversity checklist required for validation, for the submission of a Preliminary Ecological Appraisal and any other associated surveys however, the application is not accompanied by this information.

As of the 2nd April 2024 mandatory 10% Biodiversity Net Gain (BNG) was imposed on small sites. Whilst the application would remove a portion of vegetated garden to the side of No 18., the

applicants have put forward the case the development would be a self-build development and is subsequently exempt from mandatory BNG. 'The biodiversity net gain' section of the submitted application form confirms the development meets the self-build criteria and the applicants intend to live in the new property as a long-term home. Officers therefore consider the application BNG exempt.

In the absence of a Preliminary Ecological Appraisal, the application has not considered potential adverse impacts on biodiversity and geodiversity, particularly protected species. Consequently, the application is contrary to Local Plan Policy LP30 and the National Planning Policy Framework 2024.

*Trees
Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application site comprises the side garden to the east of No.18 Bencroft Lane. The submitted location plan indicates a parcel of land separating the application site to the east from the private track servicing Fenton Field Farm. It is evidence from street level imagery and the Officer site visit, this parcel of land comprises a mature hedgerow with several well-established trees. Whilst the application site is not within a conservation area and trees within this parcel of land are not afforded with tree preservation orders, this parcel of land is not within the applicant's control and therefore development on the site may pose risk to adjacent trees. The Local Planning Authorities validation checklist highlights the need for development proposals in proximity to adjacent trees to be accompanied with a tree protection plan and arboricultural impact assessment. This information does not accompany this application.

The application fails to demonstrate that the proposal would not have a detrimental impact on trees within and adjacent to the application site through insufficient information and therefore, does not conform to The British Standard Recommendations (BS5837:2012). A scaled plan details of the diameter and cardinal spread of each tree on site, or off site trees in proximity to the application site does not accompany the application. The proposal would potentially result in the loss of adjacent trees and is therefore, contrary to Policy LP31 of the Huntingdonshire Local Plan to 2036.

*Other matters
A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a 5 Year Housing Land Supply (5YHLS). 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 (at the time of writing) and can no longer be afforded full weight in the determination of planning applications.

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 dwellinghouses. This is generally referred to as 'the tilted balance'.

NPPF para 11 states:
'Plans and decisions should apply a presumption in favour of sustainable development.
For decision-taking this means:
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

> *i. the application of policies in this Framework that protect areas or assets of particular importance (7*) 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.

7 Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

As outlined in this Officer Report, there would be no strong reasons for refusal in relation to any habitat's sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason for Officers, to not move forward to test d (ii) as per above and thus the 'tilted balance' is engaged whereby a balancing exercise should be carried out to determine the potential any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Conclusion and planning balance
Planning law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise.

In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Moderate weight is afforded to this.

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 Warboys Key Service Centre; and is accessible by sustainable transport modes. Moderate weight is afforded to this.

The site is located within Flood Zone 1, is not at risk from surface or groundwater flooding. The proposal is acceptable in terms of flood risk and drainage. Moderate weight is afforded to this.

The proposal would result in the delivery of one dwelling towards the housing supply. Moderate weight is afforded to this.

Due to insufficient information the application has not considered potential adverse impacts on biodiversity and geodiversity, particularly protected species nor has the application demonstrated that the proposal would not have a detrimental impact on protected trees. Substantial weight is afforded to this.

The design of the proposed dwelling would result in residential amenity harm for future occupants, and No.18 and would fail to respond positively to its context within the surrounding built form. Considerable weight is afforded to this.

The identified harm detailed above however in this instance are considered to significantly and demonstrably outweigh the benefits.

Having regard for all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore it is recommended that planning permission be refused for the following reasons.

1. The proposed dwelling, by virtue of its siting, set back considerably from the site frontage and in extremely close proximity to its side and rear boundaries, combined with its height, design, materials and scale would result in an unacceptably cramped visual form of development for both the proposed site and in relation the surrounding context, to its visual detriment. The proposal would fail to respond positively to the layout pattern, design and character of the surrounding built form and would result in an unacceptably cramped over development of the site which would be harmfully out of keeping with the established grain of development in the locality, resulting in significant and demonstrable harm. The proposal therefore fails to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2024).

2. The development proposed would fail to provide an acceptable level of residential amenity for future occupiers, by way of insufficient private rear amenity, and poor outlook and amenity for the ground floor accommodation due to the close proximity of windows to the boundary treatments. The proposal would therefore be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036 and paragraph 135 (f) of the National Planning Policy Framework (2024).

3. The proposed dwelling, by virtue of its siting, height, scale and design, would result in an unacceptable harm to the residential amenity of the neighbouring property No.18. This is due to the resulting overbearing and overshadowing impacts to the property and its rear amenity space, due to its proposed 1m close proximity to the western shared side boundary and as it would extends almost the full length along this boundary. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, and the placemaking principles set out in Chapter 3 of the Huntingdonshire Design Guide (2017).

4. The application fails, through the provision of insufficient information, to demonstrate that the proposal would not have a detrimental impact on trees/hedge within and adjacent to the application site, in particular on the site boundaries. These trees/hedge landscaping boundary features have a high amenity value for the site and surrounding streetscene. The proposal therefore does not conform to The British Standard Recommendations (BS5837:2012). In addition due to the close proximity the proposed dwelling would likely result in the loss of adjacent trees and is therefore, contrary to Policies LP31 and LP11 of the Huntingdonshire Local Plan to 2036.

5. In the absence of a Preliminary Ecological Appraisal, the application has not considered potential adverse impacts on biodiversity and geodiversity, particularly protected species. Consequently, the application is contrary to Local Plan Policy LP30 and the National Planning Policy Framework 2024.

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CONTACT OFFICER:
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