OFFICER REPORT

Case No: 24/02137/FUL Full Planning Application

Proposal: Change of use and conversion of the existing Public House (Sui Generis) into residential use (Class C3)

Location: Public House Chequers Inn St Marys Street

Applicant: Mr and Mrs Rodley

Grid Ref: 518421 260006

DESCRIPTION OF SITE AND APPLICATION

The Chequers Inn is a Grade II Listed Building which stands within the Eynesbury Conservation Area and near to a number of Listed Buildings in St Mary's Street, both adjacent to the property to the north-east and opposite the building to the west and south-west. The property dates from the 17th Century with 18th Century and later additions. The existing building is of timber frame construction with a tiled roof. The property is located within Flood Zone 2 and 3.

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

The application is for a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling. It is noted that revised plans have been received during the lifetime of the application, removing the previous proposals in respect of the first floor and addressing Officer concerns. The Conservation Officer was reconsulted on the revised plans.

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 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 15th May 2019)

LP1: Amount of Development
LP2: Strategy for Development
LP5: Flood Risk
LP6: Waste Water Management
LP7: Spatial Planning Areas
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
LP34: Heritage Assets and their Settings

Planning Practice Guidance is also relevant and a material consideration.

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design
* Policy SS2 – Utilising Historic Buildings

St Neots Conservation Area Character Assessment (October 2006)
* Section 2 - Eynesbury

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

PLANNING HISTORY

7700671POTHER - Extension for keg store – consent granted 15.08.1977
7700672POTHER - Fire escape and exit – consent granted 08.08.1977
99/00591/FUL - Temporary siting of marquee - permission granted 25.06.1999
00/01050/S73 - Renewal of consent 99/0591 for temporary siting of marquee – permission granted 21.08.2000
0201847S73 - Renewal of consent 00/01050 for temporary siting of marquee – permission granted 27.08.2002
0503319FUL - Retention of marquee - permission granted 12.12.2005
21/01594/PIP - Permission in principle application for the conversion of restaurant/public house to a minimum of no. 1 and maximum of no. 1 dwelling houses – Refused 11.10.2021
23/00936/FUL - change of use and conversion of the Existing Public House (Sui Generis) to Residential Use (C3), with Associated Landscaping and Parking – Withdrawn 22.11.2023
23/00937/LBC - Works relating to change of use and conversion of the Existing Public House (Sui Generis) to Residential Use (C3), with Associated Landscaping and Parking – Withdrawn 22.11.2023
24/02134/LBC - The proposals comprise a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling– pending consideration

CONSULTATIONS

St Neots Town Council – supports the change of use and the planning application, subject to approval from the Conservation/Heritage Officer.

HDC Conservation Team – following revisions, recommendation is to support the proposal, subject to conditions.

HDC Environmental Health – no objections

CCC Highways – no objections – it is noted that the change of use from a Public House to a residential dwelling will see a reduction in vehicle movements associated with the site. Condition required to return the access, where no longer required, to standard height kerbing.

Environment Agency – no objection. Development should be carried out in accordance with the submitted flood risk assessment ref: 715 FRA-v2 dated Jan 25

REPRESENTATIONS

Several comments have been received from local residents, with responses summarised below:

- No change from the refusal of the 21/01594/PIP refused in October 2021
- Proposal contradicts the St Neots Conservation Area Character Assessment as it would remove a historic shop front from St Mary's Street
- The proposed 1.8m wall with gate contravenes Conservation Policy and would change the view of the building and the sense of space of the application site
- Pub signage should be kept in place as a historical sign
- Large wall and gate at the front of the property would alter the visual appearance of the listed building and affect the light for the properties opposite the site
- Support the proposal – the street view will be improved as it's an eyesore looking at the carpark
- Support reuse of the building to a single family home (5)

SUMMARY OF ISSUES

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2019). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan consists of:
* Huntingdonshire's Local Plan to 2036 (2019)
* Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
* St Neots Neighbourhood Plan 2014-2029
* Godmanchester Neighbourhood Plan (2017)
* Houghton and Wyton Neighbourhood Plan (2018)
* Huntingdon Neighbourhood Plan (2019)
* Bury Village Neighbourhood Plan (2021)

* Buckden Neighbourhood Plan (2021)
* Grafham and Ellington Neighbourhood Plan (2022)
* Great Gransden Neighbourhood Plan (2023)
* Sawtry Neighbourhood Plan (2023)
* The Stukeleys Neighbourhood Plan (2023)
* Great Staughton Neighbourhood Plan (2025)

The main issues to consider in the determination of this application are:
- The Principle of Development
- Design, Visual Amenity and Impact upon the Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Flood Risk
- Biodiversity and Geodiversity
- Developer Contributions

*Principle of Development

The proposal is for the change of use from Change of use and conversion of the existing Public House (Sui Generis) into residential use (Class C3). The building has not been used as a public house since October 2021 when the previous tenant's lease expired and the decision was made to close the business permanently due to the impact of the COVID pandemic on the business' financial viability. The property has been marketed for the past 32 months without any success for use as an ongoing public house. The surrounding area is predominantly residential, with St Neots town centre less than half a mile to the north.

Policy LP2 (Strategy for Development) of Huntingdonshire's Local Plan to 2036 (2019) includes:
Strategy for Development
The development strategy for Huntingdonshire is to:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment…

The proposal is within the Eynesbury Conservation Area, close to the centre of St Neots town centre. There are, therefore, a comprehensive range of services and facilities available to the site. The Conservation Officer has provided comments on the conversion of the Grade II Listed Public House to a residential dwelling and following revisions is supporting the proposal. It is considered that there is public benefit from the proposal as a viable use of the heritage asset will be secured. In addition, the amended proposals are considered to preserve its historic and architectural interest and to sustain its significance, subject to conditions.

Therefore, it is considered that the proposal accords with LP2 in this regard.

The St Neots Spatial Planning Area incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1. St Neots is the primary settlement within this Spatial Planning Area.

Policy LP7 (Spatial Planning Areas) of Huntingdonshire's Local Plan to 2036 (2019) states:
Residential Development
A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area Settlement.
Residential development of any scale may be acceptable where it can be successfully integrated within the built-up area of the existing settlement.

The proposal is for the conversion of the public house into a single residential dwelling. The existing building is located within a predominantly residential area, close to the centre of St Neots and close to all amenities.

Therefore, it is considered that the proposal accords with LP7 in this regard.

Policy LP22 (Local Services and Community Facilities) of Huntingdonshire's Local Plan to 2036 (2019) states:
Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:

d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:
   i. there is insufficient community support for its continuation; or
   ii. reasonable steps have been taken to effectively market the property for its current use without success.

In this instance point e.ii. applies, as the public house has been vacant for the past four years and steps have been taken to market the building. It is noted that a sign has been erected on the site stating that it is for sale as a pub/restaurant. Brown&Co has provided a Marketing Summary confirming that the property has been marketed for sale since July 2021. The property has been continuously listed on online including Rightmove Brown-Co.com and the Estate Gazette (EG Property). It is noted that the Marketing Particulars were revised in 2023 to exclude any mention of potential for alternative use including a residential dwelling. The property has attracted a low level of interest with no serious interest or offers to purchase the site. An Economic Viability report has been submitted in support of the application, which confirms that due to the location, condition of the building and the current financial climate, the operation of the building as a public house would be perceived with a significant and unacceptable level of risk and uncertainty. Therefore, it is accepted that reasonable steps have been undertaken to effectively market the property for its current use without success. In addition, it is noted that St Neots Town Centre is less than half a mile away with numerous facilities and services, including a range of drinking and eating establishments, which are easily accessible to the local community.

Therefore, it is considered that the proposal accords with LP22 in this regard.

Therefore, it is considered that the principle of development is acceptable in accordance with Local Plan Policies LP2, LP7, and LP22 in this regard.

It is therefore considered that the principle of conversion of the existing public house to a residential dwelling (Use Class C3) is acceptable, subject to compliance with the other relevant policies and considerations.

*Design, Visual Amenity and Impact upon the Designated Heritage Assets

Policies LP11 and LP12 of the Huntingdonshire 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.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The proposal falls within the Eynesbury Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The application is for a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling. It is noted that works to the first floor of the building have now been removed from the application.

The Conservation Team has been consulted on the proposals and provided comprehensive comments, with the main areas of work summarised below. Full Conservation comments are available to view on Public Access and are supported by full plans which are listed within the Decision Notice.

- Car park works include addition of wall buttresses.
- Amends proposed works to kitchen/breakfast diner no longer proposing the removal of the modern ceiling to expose original vaulted roof and install new ridge beam; now proposes removal of modern ceiling and replacement with modern lining and insulated finishes.
- One flue proposed at the southwest elevation as previously proposed but removes the second flue originally proposed to be installed within the existing chimney.
- Repair works proposed to the existing historic brick boundary wall at north boundary instead of demolition of the wall as originally proposed.
- Retain the existing first floor windows and install secondary glazing.
- Remove existing door at the bottom of the existing staircase. Described as 20th century and removal proposed to accommodate the conversion to a domestic dwelling.
- Replacement of existing ground floor windows and existing external and internal doors.
- Reinstatement of a former ground floor window in the front (street) elevation (WG11) and in the side elevation of the rear extension (WG09).
- The existing modern fire escape doorway on the first floor is to be infilled (DF05), details are included in the Schedule of Works.

- Rooflights (WG15 to 18) are proposed in the new roof of the rear extension.

Works proposed to the ground floor remove or alter only modern fabric and features or are considered to preserve the character and sustain the significance of the Listed Building. Conditions will secure the detail and methods of carrying out the work.

Details of the proposed windows, doors, rooflights and proposed related works have been included in the submitted Schedule of Works and are in principle supported subject to conditions securing further details.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Chequers Inn is recorded as a public house on the earliest 1880 Ordnance Survey maps. It is a historic public house and as such its use forms part of its historic interest and the historic and evidential values which contribute to its significance as a heritage asset. For that reason, the proposal to change this historic use of the building is not considered to preserve its character as a Listed Building but is considered to be harmful to its significance. It is also considered harmful to the building which as a public house is as an element which contributes positively to the significance, character and appearance of the Conservation Area.

The proposed change of use of the building from a public house is considered to be of less than substantial harm to the heritage assets but such harm is required to be weighed against any public benefit from the proposal which must be sufficient to outweigh the statutory duty of the local planning authority to have special regard to their preservation. Such public benefit includes the securing of the optimum viable use of the heritage asset.

These further amended proposed alterations to the Listed Building are considered to preserve its historic and architectural interest and to sustain its significance in principle, subject to conditions. The proposals are also considered to preserve the character of the building and the positive contribution which it makes to the character and appearance, as well as the significance, of the Conservation Area.

Therefore, it is considered that harm will not be caused to either of these designated heritage assets because the works are considered to preserve the character of the Listed Building and the positive contribution it makes to the significance and character of the Conservation Area.

Neighbour comments are noted regarding the addition of the boundary treatment to the front of the application site. The Conservation Officer has considered this aspect of the proposal and has no objections; noting that repair works to the existing historic brick boundary wall at the northern boundary is now proposed rather than demolition as originally proposed. The brick boundary wall will continue with the same existing material to the northeast and as such is considered to be an appropriate material for the application site in this location and for a dwelling. The front boundary is set in from the public highway by approximately 7.5 metres, reducing its prominence within the street scene. The proposal is therefore considered to be acceptable in relation to the impact on the setting of the listed building and the Conservation Area.

The proposal, therefore, accords with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2024), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policies A3 and SS2 of the St Neots Neighbourhood Plan 2014-2029 (2016) in this regard.

*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 proposal includes both internal and external works to the property to allow for the conversion from a public house to a single residential dwelling. The external works include the addition of a front boundary wall with gates and the repair and replacement of the brick boundary treatment to the northeast. Neighbour comments are noted regarding the addition of the boundary treatment to the front of the application site. The brick boundary wall is set in from the public highway by approximately 7.5 metres, allowing for the safe access of cars to and from the property. This set back, plus the existing separation created by St Marys Street and the pavements to either side, means there will be no significant detrimental impact upon the residential amenity of the neighbouring properties in this regard.

Four rooflights are to be added to the southwest elevation, providing additional light to the gym/sauna, store and utility area. The external staircase to the northeast elevation is to be removed, in line with the conversion to a private residential dwelling.

HDC Environmental Health has been consulted on the proposals and has no objections.

Due to the nature and extent of the proposals, it is considered that there will not be a significant detrimental impact on the amenity of the neighbouring properties such to warrant refusal of the application. Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Highway Safety, Access and Parking Provision

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

The proposal will result in the commercial use being removed from the property. Therefore, public access to the property will no longer be required, removing any need for additional access facilities to the property.

CCC Highways has been consulted on the proposal and has no objections. It is noted that the change of use from a Public House to a residential dwelling will see a reduction in vehicle movements associated with the site. Conditions have been requested regarding the use of gates on the site and returning the access, where no longer required, to standard height kerbing.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on highways safety. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Flood Risk

The application site is located within Flood Zone 2 and 3 as classified by the Huntingdonshire Strategic Flood Risk Assessment (2017) and the Environment Agency's Flood Map for Planning.

Footnote 63 of the NPPF (2024) states that all development proposals within Flood Zones 2 and 3 should be accompanied by a site-specific Flood Risk Assessment. Paragraph 176 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

Within the Flood Risk section of the Governments Planning Practice Guidance (PPG) it is stated that if the sequential test is passed, an exceptions test is required for 'highly vulnerable' development in Flood Zone 2. The proposed residential use is classed as 'more vulnerable' by the PPG Flood risk vulnerability classification table and therefore this development proposal does not require the exceptions test.

The application is accompanied by a Flood Risk Assessment which includes a list of resilience measures and recommendations and concludes that the development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and in accordance with the NPPF (2024) and PPG. The Environment Agency has been consulted on the application and has no objections to the proposals subject to the development being carried out in accordance with the submitted flood risk assessment ref: 715 FRA-v2 dated Jan 25. In particular the following mitigation measures should be followed:

- Flood resilient/resistant measures will be incorporated into the development up to 16.3mAOD, 825mm above existing finished floor levels as specified in the FRA, in particular Section 6.9.
- There will be no ground floor accommodation as shown on drawings 4883/108 Rev C and 4883/106 Rev D.
- A Flood Plan is implemented as specified in Sections 8.4-8.7.
- Implementation of the mitigation measures prior to occupation and in accordance with the scheme's timing/phasing arrangements.
- The measures to be retained and maintained thereafter throughout the lifetime of the development.

Officers have reviewed the submitted Flood Risk Assessment and consider that subject to accordance with the proposed resilience measures and recommendations, the development would not have an adverse impact on flood risk in the locality and is acceptable. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF in this regard.

*Waste Water and Water Efficiency

Policy LP6 of the Local Plan to 2036 states a proposal will be supported where the proposal does not result in concerns in relation to waste water infrastructure capacity, or quality.

The Environment Agency comments in relation to Waste Water disposal and the possible impact this may have on the water environment are noted. This application is for a change of use from a public house to a single dwelling. It is likely that the new use will result in similar, or less wate water being generated, and as such the Local Planning Authority are satisfied that the possible impact on the water environment of this proposal is not sufficiently adverse to justify a refusal of planning permission in this instance.

In addition to this Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development, further reducing the likely impact of the proposal on waste water.

It is therefore considered that the development would not have an adverse impact on waste water and water efficiency in the locality and it is therefore considered to be acceptable. As such, the development is considered compliant with LP6 of Huntingdonshire's Local Plan to 2036 and the NPPF in this regard.

* Biodiversity and Geodiversity

Policy LP30 of the Local Plan to 2036 states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. 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.

Due to the nature of the proposal, it is noted that the proposal is below the development threshold applying to the requirement to provide a Biodiversity Net Gain as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) and further that a priority habitat would not be impacted by the application.

The application will involve the removal of the existing area of hardstanding that was previously the carpark for the public house. The area will be redesigned to provide private amenity space for the proposed dwelling, including areas of planting and grassed areas. Therefore, it is considered that the proposal will result in the increase in the level of biodiversity and geodiversity within the application site. It is noted that the parking area will be reduced from 20 parking spaces to 4, along with a turning area.

Therefore, given the scale and siting of the proposal, it is considered that, the proposal would not have a harmful impact on biodiversity and geodiversity. The proposal, therefore, accords with LP30 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Housing mix

The requirements within policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with some disabilities, and also families with young children. However, it is noted that this application is for the conversion of an existing building to a residential use. Therefore, while the proposal does not meet the requirements of LP25, it is accepted that due to the nature of the proposal and the limitations of the existing building, this is acceptable.

*Other Issues

Community Infrastructure Levy (CIL):
The development 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.

Bin UU:

A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application process. The development is therefore considered to be in accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 in this regard.

There are no other material planning considerations which have a significant bearing on the determination of this application.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is acceptable in terms of principle of development;
* Is of an appropriate scale and design;
* Would not have a harmful impact upon the designated heritage asset;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact upon highway safety, access and parking provision;
* Would not adversely affect flood risk in the locality;
* Would not have a significant adverse effect on waste water
* Would not be harmful with regards to the impact on biodiversity.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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.

CONTACT OFFICER:
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