

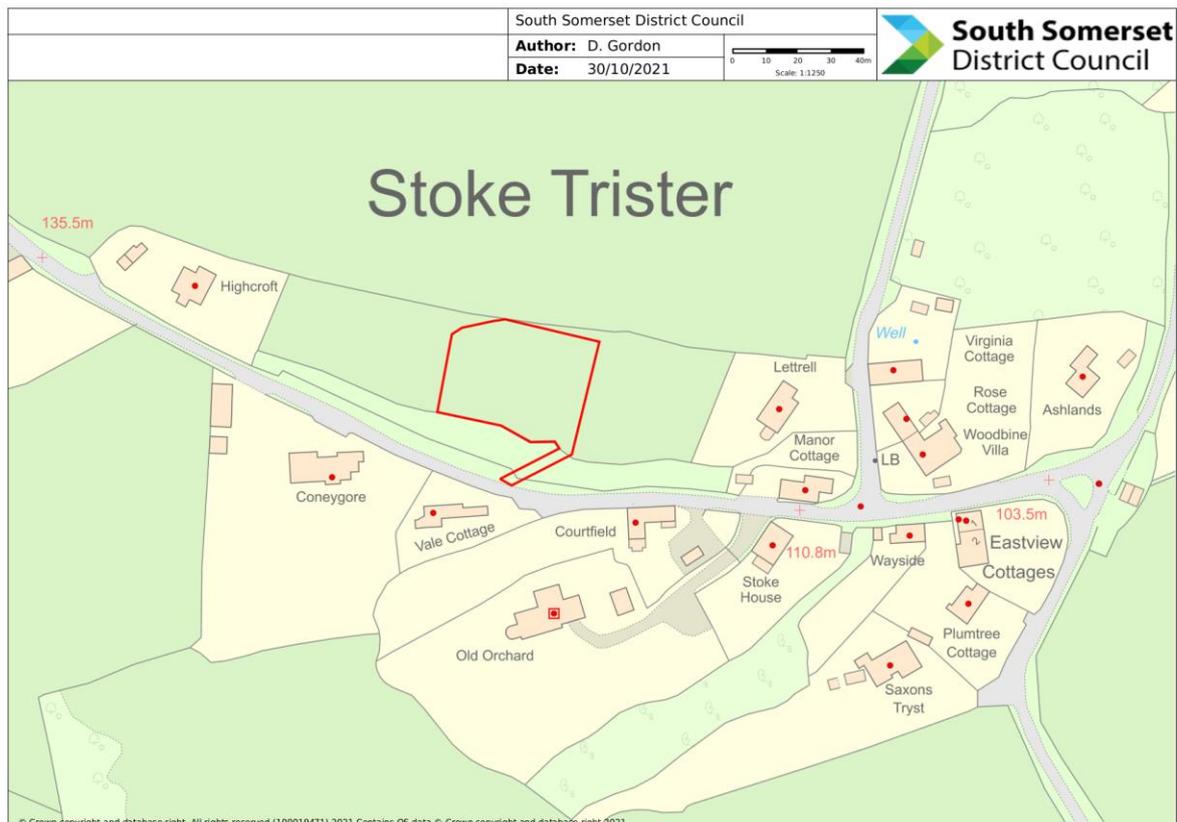
# AREA EAST COMMITTEE

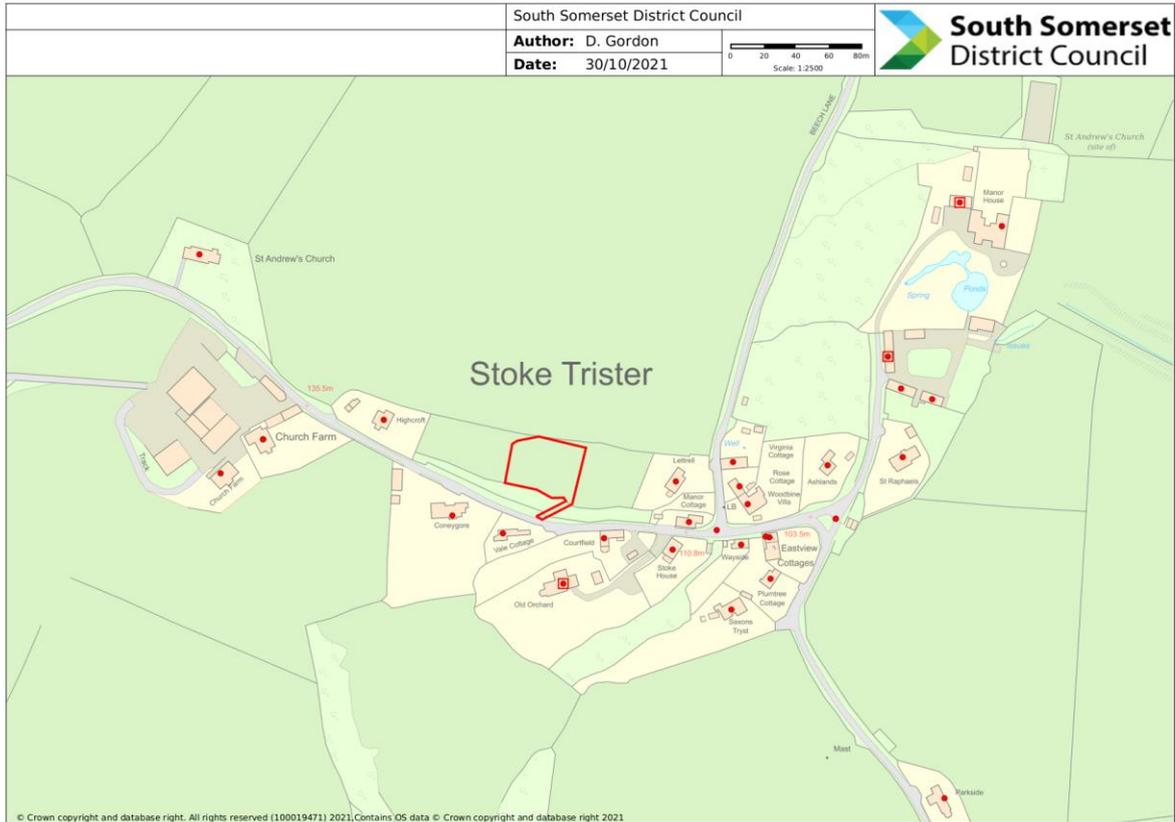
## Officer Report On Planning Application: 20/00638/FUL

<b>Proposal :</b>	Erection of a dwelling (resubmission)
<b>Site Address:</b>	Highcroft Bayford Lane Stoke Trister
<b>Parish:</b>	Stoke Trister
<b>TOWER Ward (SSDC Member)</b>	Cllr R Bastable
<b>Recommending Case Officer:</b>	David Kenyon (Specialist) Tel: 01935 462091 Email: david.kenyon@southsomerset.gov.uk
<b>Target date :</b>	28th April 2020
<b>Applicant :</b>	Mr & Mrs Garrett
<b>Agent: (no agent if blank)</b>	Mrs Lydia Dunne c/o Clive Miller Planning Ltd Sanderley Studio Kennel Lane Langport TA10 9SB United Kingdom
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR COMMITTEE REFERRAL

This application is referred to Area East Committee for determination at the request of the Ward Member, and with the subsequent agreement of the Chair, on grounds that this is an application that has the unanimous support from the Parish Council and the applicants are active members of the local community.





### SITE DESCRIPTION AND PROPOSAL

This application seeks full planning permission for the erection of a dwelling on land to the east of the dwelling known as 'Highcroft', and is a re-submission of a previous application ref, 19/00373/FUL for the erection of a dwelling on the site which was refused permission on 29th January 2020.

Stoke Trister comprises a scattering of detached dwellings in the open countryside around a three legged crossroad. The only community facility is St Andrew's Church to the west of the settlement, which is separated from Wincanton by the A303.

The application site sits within a linear parcel of land in the open countryside on the northern side of Bayford Lane, Stoke Trister. There is a detached single storey dwelling on the western end while the remainder of the parcel extends to the east and comprises an area of rough paddock with mixed tree boundary planting and a dense hedge on the southern highway boundary. The highway rises to the west as does the adjacent land which is higher than the highway with a significant bank. The application site itself comprises a rectilinear area of approximately 0.15 ha within the larger land ownership. At the south eastern end of the application site, an unmade access angles north east from the highway up the bank to join the south eastern corner of the site.

This detailed application proposes the creation of a level house plot within the application site with an associated parking/turning area and a three bay detached garage, all accessed from the existing unmade access. The 2 storey, four bedroom dwelling would be cruciform in planform with a ridged roof; the roof design would be full gable on the north western and south eastern elevations and hipped on the south western and north eastern elevations. First floor rooms would be in the roof construction. An orangery would infill the south western angle. External finishing materials would be plain clay tiles on the roof, natural stone walls and timber framed windows and doors. The gabled triple garage would be set against the northern boundary with a southern front gable and stairs in the western end accessing the attic area above to be used as a study/home office. External finishing materials would be plain tiles on the roof, natural stone walls with some timber cladding on the gable walls and oak framing.

This application has been resubmitted with additional supporting information, including a Planning Statement which makes reference to various other documents for consideration, including a separate statement regarding Self-Build and Custom Housebuilding, a draft Unilateral Undertaking and various appeals elsewhere in the country.

## **HISTORY**

17/01556/PREAPP. Pre application enquiry for the erection of new dwelling.

Pre application "without prejudice" opinion from case officer on 4th April 2017 concluding that the consolidation of built form would erode the dispersed nature of built form in this location that both creates a visual impact, and erodes the historic separation of the church/Church farm from the main hamlet, thereby impacting on local distinctiveness. Consequently there would be a landscape case against development. This aside, the starting point would be a new dwelling in the countryside unrelated to an SS2 settlement location and on this basis no support was offered for the proposed residential development.

19/00373/FUL. Erection of a new dwelling.

Refused 29.01.2020 for the following reason:

*The proposal represents sporadic residential development in the open countryside beyond an established settlement boundary and not within a built envelope of a defined settlement. The location of the proposed development is remote from local services, facilities and public transport and, as a consequence, occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet an identified local need and so will not contribute to increasing the sustainability of this settlement and, whilst mindful of the self-build nature of the proposal, the Council is of the opinion that it is meeting the current demand and need for custom and self-build housing in the District. It is considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within Policies SD1 and SS2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.*

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004) and paragraphs 2, 11, 12 and 47 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires authorities considering applications for planning permission for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

For the purposes of determining current applications the Local Planning Authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

### **Policies of the South Somerset Local Plan (2006-2028)**

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy EQ1 - Addressing Climate Change in South Somerset

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA1 - Low Carbon Travel

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG4 - Provision of Affordable Housing: Sites of 1-5 Dwellings

Policy HG5 - Achieving a Mix of Market Housing

### **National Planning Policy Framework - July 2021**

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 5 - Delivering a sufficient supply of homes

Chapter 9 - Promoting sustainable transport

Chapter 12 - Achieving well-designed places

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Chapter 15 - Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

### **National Planning Practice Guidance, including National Design Guide - September 2019**

### **Other material considerations**

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)  
The Stoke Trister with Bayford Parish Plan. May 2014.

### **CONSULTATIONS**

#### **Stoke Trister with Bayford Parish Council**

No objections and unanimously in support.

**County Highway Authority** - Refer to Standing Advice.

**SSDC Environmental Health** - No comments to make.

**County Ecologist** - No objections subject to conditions.

**Natural England** - No comments to make.

#### **South West Heritage Trust**

There are limited or no archaeological implications to this proposal and therefore no objections are raised on archaeological grounds.

### **REPRESENTATIONS**

There have been some 18 representations in support of the application and 4 raising objections. These are set out in full on the website but can be summarised as follows, in no particular order:

In support of the application, comments have been made about the need for additional housing for local people and for young families; that the proposed design is sympathetic to its surrounds; and one dwelling would not cause traffic problems.

Objections make reference to there being no change in circumstances since the previous refusal of planning permission of a dwelling on the site and reiteration of the various objections previously raised by third parties.

### **CONSIDERATIONS**

#### **Principle of Development**

In policy context, national guidance contained within the NPPF sets out a presumption in favour of sustainable development. Paragraph 79 of the NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Furthermore, paragraph 80 advises that planning decisions should avoid the development of isolated homes in the countryside unless one or more of a certain set of circumstances are met. Such circumstances include (i) there being an essential need for rural workers; (ii) enabling development to secure the future of heritage assets; (iii) re-using redundant or disused buildings; (iv) subdivision of an existing dwelling; or (v) the design of the new dwelling is of exceptional quality. None of those five circumstances apply in this instance.

Policy SD1 of the Local Plan also recognises that, when considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF and seek to secure development that improves the economic, social and environmental conditions within the District. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

The site is located on the edge of the settlement of Stoke Trister, which contains no services and facilities other than a parish church. As such, the settlement is at the bottom of the settlement hierarchy in the Local Plan and is essentially considered to be open countryside, where new residential development should be avoided.

It has been assessed that Stoke Trister is not closely related to other settlements in the area and, in this regard, it is not considered appropriate to 'cluster' it with other surrounding towns and villages from the point of view of services and contributing towards the sustainability of these neighbouring communities. Given this, it is considered that the village does not meet the criteria of being a Rural Settlement as set

out within Local Plan Policy SS2 and, due to its lack of day to day services and facilities, must be considered to be an unsustainable and therefore inappropriate location for new build residential development as prescribed by both the Local Plan and the NPPF.

Notwithstanding the above, the Council accepts that it cannot currently demonstrate a five-year supply of deliverable housing sites and that, pursuant to paragraph 11 of the Framework, the weighted presumption in favour of sustainable development is engaged. The proposed development would make a contribution towards meeting the housing shortfall within South Somerset. This would be a social and economic benefit. There would also be a limited and temporary economic benefit during the construction phase. However, due to the small scale of the development, such benefits would be moderate. The principle of the proposed development is therefore considered to be unacceptable.

In support of the application, the agent has made reference to self-build and custom housebuilding being an important part of the Government's strategy to boost housing supply. The applicants are on the SSDC Self-build and Custom Build Register. The significance of self-build is emerging as a key planning issue and is being tested in a number of local and national appeals. The agent has made reference to various appeal decisions in Cambridgeshire, North Dorset, North West Leicestershire and the Forest of Dean which confirm that self-build is a material consideration to be afforded considerable weight.

In addition the agent highlights the following points:

- o The Council does not have a 5 year supply of housing land. Therefore the tilted balance should be applied.
- o A Unilateral Undertaking has been prepared to guarantee the non-fragmentation of the site and to ensure that the proposed dwelling is a self-build dwelling.
- o There is a genuine local need for this dwelling. The applicants wish to build their own home in order to stay in the village. There is strong support for this application from the Parish Council and other local people.
- o The NPPF has recently been updated in 2021 which means that the adopted Local Plan is now 6 years out of date. Moreover, the LPA has yet to substantially address the need for self-build plots in the District particularly in policy. Other councils in Somerset are now fulfilling their duties in relation to the Government's Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and have self-build policies. Mendip has one at an advanced stage and Sedgemoor District Council have a fully adopted self-build policy, which many are now looking to as a model policy.
- o Planning permission was granted in 2020 for a dwelling at Lemons Ground, Yenston. The reason for approval on this application is as follows: 'The application site is within the village of Yenston which forms a cluster of settlements with nearby Henstridge and Templecombe where local services are available and reasonably accessible. The proposed dwelling would be located between existing buildings and is intended to enable local residents to remain in the village; as such the proposal is considered to be acceptable as an exception to the settlement strategy of the South Somerset local plan and policies SS1 and SS2.' This reason clearly shows that permission was granted as an exception for an infill site that would allow local residents to remain in the village. The applicants are also local residents proposing a new dwelling on an infill site which would allow them to remain in the village.

SSDC's Strategic Planning team made the following comments in response to the previous application submission ref 19/00373/FUL:

*The demand for custom and self-build homes is determined by the number of entries on the Council's Custom and Self-build Register. The Council has three years from the end of each base period to grant planning permission for enough serviced plots to meet the demand in that base period. Each base period runs from 31st Oct until 30th Oct the following year (the first base period is from the date the register was set up until 30th Oct). There is no link between the people on the register and the plots granted planning permission.*

*The table attached to this report provides the analysis of SSDC's custom and self-build demand and CIL monitoring data. The Council is more than meeting the demand on the Register and is only required by law to grant planning permission for enough serviced plots to meet the demand on the Register. There is no requirement for the names on the Register and to be linked to the planning permissions.*

*MHCLG has yet to publish its guidance on how LPAs should demonstrate that the demand is being met, but even if it determines that they can only use the data relating to a CIL exemption being issued the Council is still meeting its need.*

Those comments are reiterated in response to this current resubmission. The table referred to previously

by the Strategic Planning team (and which was attached to the previous officer report in respect of application ref 19/00373/FUL) has been updated and is attached to this current report. From the Council's perspective, there is no shortfall of self-build registered plots and this should not be considered as a reason to approve the application should there be other material planning considerations which are considered to justify withholding permission.

In terms of clusters of villages, whilst development in one village may indeed support services in another village this must be balanced also against sustainable transport objectives. The proposed development would not be in an appropriate location with regard to access to services and facilities that is safe and addresses the needs of all users. In this particular respect there is a conflict with Local Plan Policy TA5. Amongst other aspects, this requires development to be designed to maximise the potential for sustainable transport through, amongst other aspects, securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all. This policy is broadly consistent with the provisions in the NPPF in relation to promoting sustainable transport, including pursuing opportunities to promote walking, cycling and public transport and achieving safe and suitable access to the site for all users. The approach roads to and from Stoke

Trister are narrow, winding, steep gradients in places, with no footways and no street lighting and do not lend themselves readily for the safe movement of pedestrian or cycle traffic. There is no public transport linking the various villages, thus occupiers of the proposed dwelling would be very much reliant on the use of the private car. This would not meet the aims of the Framework's guidance in relation to sustainable travel and thus the proposal to permit additional residential development in Stoke Trister to support services elsewhere would not be appropriate in this particular instance.

Mindful of this, it is considered that the proposed development of the site as a self-build unit is not such an overriding consideration as to justify overriding the policy objection to the principle of development on this site.

#### **Impact on Designated Heritage Asset and Visual Amenity**

To the south east of the site lies a Grade II Listed Building, 'Courtfield'. When considering the previous application submission ref 19/00373/FUL, the Council's Conservation Officer commented that the plot is well shielded by mature foliage which, even in the winter months, means that views into the application site would be limited. As such the impact the proposed dwelling would have on the nearby listed building would be negligible. Details of the finish have been provided in the Design and Access Statement, and materials and design would be of a high quality and for those reasons the Conservation Officer raised no objections to this proposal.

Such comments remain equally applicable to this current resubmission. The proposed development would not cause harm to the significance and setting of the nearby Listed Building and thus would not be contrary to Local Plan Policy EQ3 and relevant heritage guidance in the NPPF.

The proposed dwelling is considered to be at an appropriate scale for the site and, once constructed, would not appear as an incongruous form of development. Furthermore, the proposed materials are considered to reflect those used in the locality which would further assist in the integration of the new dwelling into the overall landscape.

Having regard to this, and the fact that the dwelling would be set back from the highway and largely screened by existing and new landscaping, it is considered that there would be no demonstrable and significant harm to visual amenity as to justify a refusal of permission, and thus would not be contrary to Local Plan Policy EQ2 and relevant guidance within the NPPF.

#### **Impact on Residential Amenity**

New development will usually have some effect on the amenity of neighbours. These effects include impacts from loss of light, overshadowing, loss of privacy and overbearing impacts. In relation to privacy, the design and layout of new development should ensure that reasonable privacy and light is provided for surrounding residents and occupiers, particularly in relation to residential use and enjoyment of dwellings and private gardens. Spacing between the windows of dwellings should achieve suitable distances for privacy and light, whilst also preventing cramped and congested layouts.

Whilst there is no adopted policy within the Local Plan relating to separation distances, it is generally accepted that, where properties of up to 2 storeys in height directly face one another (except where overlooking a street or public space), a distance of at least 21 metres between facing habitable room windows (living rooms, dining rooms, kitchens, studies and bedrooms) is desirable. The distance of properties facing each other's front elevations should aim to be at least 13 metres - these distances are

lower because house fronts normally face onto public routes so there is less need to protect privacy.

In overall terms, it is considered that the proposed dwelling, in terms of its size, design and positioning, would result in no significant impact on, nor demonstrable harm caused to, the residential amenities of occupiers of any nearby properties by way of overshadowing, overbearing/dominant impact, overlooking and loss of privacy which would justify a refusal of planning permission.

As such, the proposal would meet the relevant aims and objectives of Policy EQ2 of the South Somerset Local Plan and relevant guidance in the NPPF.

### **Highway Safety**

Local Plan Policy TA5 requires all new development to securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all, and to ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated.

Policy TA6 states that parking provision in new development should be design-led and based upon site characteristic, location and accessibility. The parking arrangements within SCC's parking Strategy will be applied within the District.

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 108 of the NPPF advises that maximum parking standards for residential and non-residential development should only be set where there is clear and compelling justification that they are necessary for managing the local road network.

The County Highway Authority has raised no objections to the proposal. There is satisfactory provision of on-site parking and turning spaces. The proposed traffic generated by one dwelling at this location would not cause severe impact on the local road network and would not give rise to a significant detrimental impact to the safety or operation of the highway in this vicinity. Therefore, from a highways perspective, the impact on the reliance on transport by private car for the new dwelling would not represent a severe detriment to the highway in view of the guidance presented in the NPPF, and therefore not grounds on which to form a robust objection in term of the impact on the safety or operation of the highway.

### **Biodiversity**

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017). Policy EQ4 of the Local Plan also require proposals to pay consideration to the impact of development on wildlife and to provide mitigation measures where appropriate.

The County Ecologist has been consulted and notes that, in January 2019, Abbas Ecology carried out a preliminary ecological appraisal followed by reptile and grassland surveys in July 2019 of an area of land at Highcroft. The site comprises roughly 0.4ha of overgrown semi-improved recovering grassland. There are three hedgerows on site, with the northern hedgerow offering a good range of native species including hazel, field maple and sycamore. The eastern hedgerow is dominated by hawthorn and blackthorn, and the southern hedgerow is comprised of large standard sycamore and areas of coppiced hazel with some non-native shrub planting around the site access entrance. The western boundary is comprised of a post and rail fence.

The new dwelling would be built within the central area of the grassland. A new driveway is to be created from the existing access point, this would require a number of hazel trees to be removed along with a scrub patch to allow for splay visibility. An open front garage is also planned. To the east of the site an orchard is planned and to the west of the site, a wildflower meadow is planned.

The findings of the preliminary ecological appraisal are as follows:

- o The site offers moderate potential for foraging bats as well as opportunities for commuting and foraging

along the boundary hedgerows.

- o The site in its entirety provides good foraging and nesting opportunities for birds. The hedgerows will maintain their current ecological function; however, a small section is due to be removed to widen the existing access point and provide appropriate splay lines.
- o The fringes of the site offer good foraging and basking opportunities for reptiles and a small population of slow worms, with a peak count of four individuals, was found during reptile surveys.
- o Despite a thorough search of the sites no footprints or latrines were found around either the fringes or interior of the site.
- o The northern hedgerow offers opportunities for dormice as it is connected to the wider countryside and offers varied foraging possibilities. The northern hedgerow will remain on site, but it will have some management to encourage a better width and height as the hedgerow has bolted and is very tall at the top with less understorey present.

The Ecologist concurs with these findings and recommends no objections subject to the imposition of conditions and informatives relating to bats, birds, badgers, reptiles and dormice together with obtaining measures for biodiversity enhancement should planning permission be granted.

As such, the proposal does not conflict with Policy EQ4 or relevant guidance within the NPPF.

### **Flooding and Drainage**

The site lies within Flood Zone 1 and it is considered that the current proposal does not conflict with Policy EQ1 and relevant guidance within the NPPF.

### **Somerset Levels and Moors - Phosphates**

The Somerset Levels and Moors are designated as a Special Protection Area (SPA) under the Habitats Regulations 2017 and listed as a Ramsar Site under the Ramsar Convention. The Ramsar Site consists of a number of Sites of Special Scientific Interest (SSSIs) within what is the largest area of lowland wet grassland and wetland habitat remaining in Britain, within the flood plains of the Rivers Axe, Brue, Parrett, Tone and their tributaries. The site attracts internationally important numbers of wildlife, including wildfowl, aquatic invertebrates, and is an important site for breeding waders.

Natural England has written to various Councils in Somerset (including SSDC) advising about the high levels of phosphates in the Somerset Levels and Moors that are causing the interest features of the Ramsar Site to be unfavourable, or at risk, from the effects of these high levels. This is as a result of a Court Judgement known as the Dutch N case, which has seen a greater scrutiny of plans or projects by Natural England, regarding increased nutrient loads that may have a significant effect on sites designated under the Habitats Regulations 2017 (including Ramsar Sites).

A significant area of South Somerset falls within the catchment. However, the application site lies outside this catchment area. Thus the proposed development would have no adverse impact on the Somerset Levels and Moors.

### **Planning obligations and CIL**

As this proposal is for less than 10 units the LPA will not be seeking any contributions towards leisure and recreational facilities or other local or district wide obligations, in accordance with the High Court of Appeal decision (SoS CLG vs West Berks/Reading) made in May 2016, which clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less. For the same reason the LPA does not seek any affordable housing obligation.

The scheme will be liable for the Community Infrastructure Levy (CIL) at £40 per m<sup>2</sup> and it is noted that the applicant has submitted a completed Form. It must be for the developer to establish, at the appropriate juncture, whether any exemptions or relief applies.

### **Conclusion**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The proposed development, subject to the imposition of conditions, is considered to not raise any issues of concern with regards to impact on a nearby designated heritage asset, visual amenity, highway safety, biodiversity and flood risk and would not have an unacceptable detrimental impact on the residential amenities of both future occupiers of the new dwelling and adjacent property.

However, the proposal represents sporadic residential development in the open countryside beyond an established settlement boundary and not within a built envelope of a defined settlement. The proposed development would:

- o not represent sustainable development having regard to the location of the site;
- o fail to promote sustainable communities;
- o not be readily accessible to local shops, primary schools, employment or community facilities;
- o not have good connections to public transport and would be primarily reliant on the use of private motor vehicles.

As such, the proposed development is considered to represent an unsustainable form of development contrary to the provisions of Policies SD1 and SS1 of the South Somerset Local Plan and relevant guidance within the NPPF.

## **RECOMMENDATION**

Planning permission is REFUSED for the following reason:

### **SUBJECT TO THE FOLLOWING:**

01. The proposal represents sporadic residential development in the open countryside beyond an established settlement boundary and not within a built envelope of a defined settlement. The location of the proposed development is remote from local services, facilities and public transport and, as a consequence, occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet an identified local need and so will not contribute to increasing the sustainability of this settlement and, whilst mindful of the self-build nature of the proposal, the Council is of the opinion that it is meeting the current demand and need for custom and self-build housing in the District. It is considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within Policies SD1 and SS1 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

### **Informatives:**

01. This decision relates to the following plans and documents:

Drawing no. 255-SLP: Site Location Plan

Drawing no. 255-SP: Site Plan/Block Plan

Drawing no. 170606/2 (untitled)

Drawing no. HST/01 (untitled)

Drawing no. HST/03: Landscape Section and Garage Details

Drawing no. HST/04: Landscape

Drawing no. HST/10: Plans

Drawing no. HST/11: Elevations

Drawing no. HST/12: Elevations

Drawing no. HST/13: Sections

Drawing no. BTC18062 P\_01 Rev P1: Proposed Access, General Arrangement & Visibility Splays  
Arboricultural Report (Ref. ATC/2018/472), dated 13th December 2018, prepared by Astill Treecare Ltd, and various appendices

Preliminary Ecological Appraisal Report, dated January 2019, prepared by Abbas Ecology

Phase Two Survey Works (Reptile and Grassland), dated July 2019, prepared by Abbas Ecology

Access Statement (ref. BTC18062/R/01), dated February 2019, prepared by Bellamy Transport Consultancy

02. In accordance with the NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case, the applicants entered into pre-application discussions and were advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these problems. In this case there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.