

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|------------|
| File completed and officer recommendation: | AP | 22/04/2020 |
| Planning Development Manager authorisation: | TF | 22/04/2020 |
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Application: 20/00120/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr and Mrs Ian Warder

Address: 83 Hungerdown Lane Lawford Manningtree

Development: Proposed retention of mobile home for occupation as an annexe.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application
15.04.2020

2. Consultation Responses

n/a

3. Planning History

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|---------------------|---|----------|------------|
| 99/01160/FUL | First floor extension (2 studies and bathroom) over existing flat roofed single storey extension, plus refurbishment and extension to existing conservatory | Approved | 14.10.1999 |
| 05/01140/FUL | Outbuilding for smallholding to house food processing room, training room, office and toilet. | Approved | 08.09.2005 |
| 10/60168/HOUEN Q | Proposed solar pv panels on roof of out building | | 17.12.2010 |
| 10/60180/HOUEN Q | Install dormer window to roof | | 17.12.2010 |
| 12/60071/HOUEN Q | To put in 5 PV panels 1642mm x 994mm ground mounted. | | 22.02.2012 |
| 17/01652/FUL | Single storey rear extension. | Approved | 23.11.2017 |
| 20/00120/FUL | Proposed retention of mobile home for occupation as an annexe. | Current | |

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

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|-------|--|
| QL1 | Spatial Strategy |
| QL9 | Design of New Development |
| QL10 | Designing New Development to Meet Functional Needs |
| QL11 | Environmental Impacts and Compatibility of Uses |
| HG1 | Housing Provision |
| HG6 | Dwelling Size and Type |
| HG7 | Residential Densities |
| HG9 | Private Amenity Space |
| COM6 | Provision of Recreational Open Space for New Residential Development |
| EN1 | Landscape Character |
| EN6 | Biodiversity |
| EN11A | Protection of International Sites European Sites and RAMSAR Sites |
| TR1A | Development Affecting Highways |
| TR7 | Vehicle Parking at New Development |

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

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| SP1 | Presumption in Favour of Sustainable Development |
| SPL1 | Managing Growth |
| SPL3 | Sustainable Design |
| HP5 | Open Space, Sports & Recreation Facilities |
| LP1 | Housing Supply |
| LP2 | Housing Choice |
| LP3 | Housing Density and Standards |
| LP4 | Housing Layout |
| PPL3 | The Rural Landscape |
| PPL4 | Biodiversity and Geodiversity |
| CP1 | Sustainable Transport and Accessibility |

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, whilst housing delivery over the last three years has exceeded requirements, the supply of deliverable housing sites going forward that the Council can demonstrate still falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site lies within the boundary of the property known as 83 Hungerdown Lane. The site occupies an area close to the northern boundary which forms the garden of the wider property. The northern boundary is delineated by an unruly hedgerow and some young fir trees, while the garden area and beyond consists of mature trees and grassed areas.

The property of 83 Hungerdown Lane is formed of a semi-detached dwelling which shares a vehicular access with 84 Hungerdown Lane. The driveway leads to parking in front and to the side of the house. The driveway then extends past the house to outbuildings which form part of a business located on the property. Hungerdown Lane and the nearby Tile Barn Lane is historically formed of well-spaced semi-detached houses on large plots which were used as smallholdings or for agricultural/horticultural purposes. Some of these properties now lend themselves to equestrian uses and some have remained in their previous agricultural/horticultural/small business use.

The site lies outside of the Lawford, Manningtree and Mistley Settlement Development Boundary as defined within both the adopted Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2030 and Beyond Publication Draft 2017.

Description of Proposal

The application seeks full planning permission for retention of a mobile home for occupation as an annexe.

Assessment

The main considerations in this instance are;

- Principle of Development
- Scale, Layout and Appearance
- Access, Parking and Highway Safety
- Residential Amenities
- Financial Contribution – Recreational Disturbance
- Other considerations

Principle of Development

Although described as an annexe, this proposal constitutes a self-contained dwelling. The mobile home has its own kitchen, three bedrooms, one bathroom, one en-suite as well as a large living/dining area. The mobile home would be accessible by car via the existing driveway which is also shared with 84 Hungerdown Lane. The mobile home has a large footprint in relation to that of 83 Hungerdown Lane and by virtue of the amount and nature of accommodation provided is considered to be a separate unit of residential accommodation which has no reliance upon facilities within the host dwelling. The proposal is therefore considered to constitute a new dwelling in its own right, and one that is situated outside of the settlement limits. An annexe is a term that refers to a considerably greater degree of dependence on the donor property. Very little would have to change for the property to be fully severed from the donor property. It would therefore be difficult to condition and enforce the proposition that the 'annexe' remains ancillary to the donor property when by virtue of its nature it cannot be considered to be ancillary. The proposal must therefore be considered as being for a new dwelling in the countryside and assessed in accordance with local and national policies that relate to such developments.

The site lies outside of the Lawford, Manningtree and Mistley Settlement Development Boundary as defined within both the adopted Tendring District Local Plan (2007) and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017). Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan. These sentiments are carried forward in emerging Policy SPL1 of the Publication Draft.

The National Planning Policy Framework 2019 (NPPF) requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

At the time of this report, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination in Public of the Local Plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

Whilst it is recognised that there would be conflict with Saved Policy QL1 and Emerging Policy SPL1 in terms of the site being sited outside the settlement development boundary, as stated above, in the context of the 5 year housing land supply paragraph 11 d) of the NPPF requires applications for housing development to be assessed on their merits, whether sites are allocated for development in the Local Plan or not and it is important to consider whether any circumstances outweigh this conflict.

- Assessment of Sustainable Development

While the NPPF advocates a plan-led approach, it is important to consider whether any circumstances outweigh the conflict. Development should be plan-led unless material considerations indicate otherwise.

In line with Paragraph 8 of the National Planning Policy Framework (2019), achieving sustainable development means meeting an economic objective, a social objective and an environmental objective. The 3 objectives of sustainable development are addressed below.

- Economic

It is considered that the proposal would contribute little economically to the area, by way of the occupants utilising local services.

- Social

Emerging Policy SPL1 of the Publication Draft of the Local Plan 2017 includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations therefore being in line with the aims of the aforementioned paragraph 8 of the NPPF. This is the emerging policy equivalent to Saved Policy QL1 of the adopted Tendring District Local Plan 2007 which states that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

Lawford is identified as a 'Town' within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a 'Small Urban Settlement' within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) in recognition of its size and range of local services. For these settlements, the emerging Local Plan identifies opportunities to deliver sustainable housing growth on a large scale. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of Lawford and thus enabling them to be considered for residential development. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary for Lawford, Manningtree and Mistley has been extended but does not include the application site.

The application site lies beyond the defined settlement limits with no footpaths or street lighting along the rural lane which is narrow and winding. There are no nearby bus stops or amenities to support development in this locality meaning that future occupants would be car dependant for their day to day needs.

The location of the application site fails to meet the social objective. In addition, approving development at this location would set a harmful precedent for further socially unsustainable residential development.

- Environmental

The environmental role is about contributing to protecting and enhancing the natural built environment. This is considered under the Scale, Layout and Appearance heading below.

Scale, Layout and Appearance

Saved Policy QL9 and EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake.

The mobile home is formed of the usual materials seen in the construction of these types of homes, made up of horizontal polycoated cladding in blue, a low pitched roof and UPVC windows and doors. The mobile home is 12.2 metres in length, 6.02 metres in depth with an overall height of 3.46 metres. It appears that the height of the axle of the caravan is in addition to the height of the mobile home although this is not entirely clear. The siting of the mobile home near the northern boundary of 83 Hungerdown Lane where it can be viewed from the shared driveway, with its blue colouring means it is conspicuous in the rural lane setting. The mobile home is visible through the unruly and broken hedgerow from Hungerdown Lane and Tile Barn Lane. The siting of the mobile

home in a position close to Hungerdown Lane, in a rural location causes harm to visual amenity and to the character of the immediate area, consequently the proposal would be environmentally unsustainable.

Access, Parking and Highway Safety

Paragraph 108 of the National Planning Policy Framework 2019 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted if amongst other things; access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and the design and layout of the development provides safe and convenient access for people. The sentiments of this policy are carried forward within draft Policy SPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

Furthermore, the Essex County Council Parking Standards 2009 state that for dwellings of 2 or more bedrooms, 2 off-street parking spaces should be provided.

The site would be accessed via the existing shared driveway with the neighbouring property. The traffic movements associated with one dwelling would not be excessive. There is ample space on site for parking and turning to serve the mobile home and the existing property of 83 Hungerdown Lane.

Residential Amenities

Paragraph 127 of the National Planning Policy Framework 2019 states that planning should always seek to secure a good standard of amenity for all existing and future occupants. In addition, Policy QL11 of the Tendring District Local Plan (2007) states that new development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017 supports these objectives. Furthermore, Policy HG9 of the adopted Local Plan provides standards of minimum gardens sizes.

The neighbouring dwellings are 84 Hungerdown Lane which is attached to number 83 and lies a distance of 14 metres from the mobile home; 66 Tile Barn Lane lies to the north west, a distance of 50 metres from the mobile home; 82 and 80 Hungerdown Lane are a distance of 68 metres and 90 metres away respectively. The proposal would therefore result in no material harm to neighbouring amenity. 83 Hungerdown Lane would be able to provide adequate private amenity space to be used independently by the mobile home.

Financial Contribution – Recreational Disturbance

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme constitutes a new dwelling on a site that lies within the Zone of Influence (Zol) being approximately 3394 metres from the Stour and Orwell Estuaries SPA and Ramsar. New housing development within the Zol would be likely to increase the number of recreational visitors to the Stour and Orwell Estuaries and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A proportionate financial contribution has not been secured in accordance with the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) requirements. As submitted, there is no certainty that the development would not adversely affect the integrity of Habitats sites.

The proposal is therefore considered to be contrary to Policies EN6 and EN11a of the Saved Tendring District Local Plan 2007, Policy PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Other considerations

Lawford Parish Council has no objection to the application.

One letter of objection has been received which raises the following concerns:

1. Structure is well in front of existing building line close to the road
2. Large ugly building clearly visible from my property
3. Applicant already has shepherds hut and other self-contained structures with cooking, showering and toilet facilities on the land- which he has indicated he would like to extend to house holiday makers. We believe this new structure will be used for commercial purposes for which he has no planning consent. Applicant told me he wanted to extend shower facilities for people on holiday breaks.
4. Added traffic on narrow lane.
5. If allowed would set a precedent for other people on the small holdings to erect similar structures.
6. Potential noise - very loud drumming sounds were coming from the building recently.

Points 1, 2, 4 and 5 have been addressed in the body of the report.

In response to point 3 the applicant will be required to submit a planning application for the change of use of any land that will not be used for the purposes associated with the residential dwelling or the existing business that is run from the property.

In response to point 6, excessive noise would be a matter for the Council's Environmental Health team. Noise associated with a residential property is not likely to require a noise assessment nor is it considered necessary to condition any planning permission for a residential property in terms of noise.

Conclusion

For the reasons set out above, the proposal is considered contrary to the aims and objectives of the relevant national and local plan policies representing an unsustainable form of development. Due to the social and environment harm identified, the application is recommended for refusal together with the lack of a completed UU to secure the planning obligations.

6. Recommendation

Refusal - Full

7. Reasons for Refusal

- 1 Although described as an annexe, this proposal constitutes a self-contained dwelling. The mobile home has its own kitchen, three bedrooms, one bathroom, one en-suite as well as a large living/dining area. The mobile home would be accessible by car via the existing driveway which is also shared with 84 Hungerdown Lane. The mobile home has a large footprint in relation to that of 83 Hungerdown Lane and by virtue of the amount and nature of accommodation provided is considered to be a separate unit of residential accommodation which has no reliance upon facilities within the host dwelling. The proposal must therefore be considered as a new dwellinghouse outside of the settlement limits. An annexe is a term that refers to a considerably greater degree of dependence on the donor property. Very little would have to change for the property to be fully severed from the donor property. It would not therefore be possible to condition that the 'annexe' remains ancillary to the donor property when it is currently not ancillary. The proposal must therefore be considered as being for a new dwelling in the countryside and assessed in accordance with local and national policies that relate to such developments.

The application site falls outside of any Settlement Development Boundary, as defined in both the Adopted Tendring Local Plan 2007 and the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Adopted Tendring District Local Plan 2007, Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan. These sentiments are carried forward in emerging Policy SPL1 of the Publication Draft.

The National Planning Policy Framework 2019 (NPPF) requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination in Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

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In line with Paragraph 8 of the National Planning Policy Framework (2019), achieving sustainable development means meeting an economic objective, a social objective and an environmental objective.

Emerging Policy SPL1 of the Publication Draft of the Local Plan 2017 includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations therefore being in line with the aims of the aforementioned paragraph 8 of the NPPF. This is the emerging policy equivalent to Saved Policy QL1 of the adopted Tendring District Local Plan 2007 which states that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

Lawford is identified as a 'Town' within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a 'Small Urban Settlement' within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) in recognition of its size and range of local services. For these settlements, the emerging Local Plan identifies opportunities to deliver sustainable housing growth on a large scale. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly,

where practical, to accommodate a range of sites both within and on the edge of Lawford and thus enabling them to be considered for residential development. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary for Lawford, Manningtree and Mistley has been extended but does not include the application site.

The application site lies beyond the defined settlement limits with no footpaths or street lighting along the rural lane which is narrow and winding. There are no nearby bus stops or amenities to support development in this locality meaning that future occupants would be car dependant for their day to day needs. The location of the application site fails to meet the social objective and there are no benefits that outweigh this conflict. In addition, approving development at this location would set a harmful precedent for further socially unsustainable residential development.

The siting of the mobile home near the northern boundary of 83 Hungerdown Lane where it can be viewed from the shared driveway, with its blue colouring means it is conspicuous in the rural lane setting. The mobile home is visible through the unruly and broken hedgerow from Hungerdown Lane and Tile Barn Lane. The siting of the mobile home in a position close to Hungerdown Lane, in a rural location causes harm to visual amenity and to the character of the immediate area consequently the proposal would be environmentally unsustainable.

- 2 Following Natural England's recent advice and the introduction of Zones of Influences around all European Designated Sites (i.e. Ramsar, Special Protection Areas and Special Area of Conservation). Within Zones of Influences (which the site falls within) Natural England are requesting financial contributions to mitigate against any recreational impact from new dwellings.

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme constitutes a new dwelling on a site that lies within the Zone of Influence (Zoi) being approximately 3394 metres away from Stour and Orwell Estuaries RAMSAR Site and SPA.

New housing development within the Zoi would be likely to increase the number of recreational visitors to Stour and Orwell Estuaries and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A proportionate financial contribution has not been secured in accordance with the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) requirements. As submitted, there is no certainty that the development would not adversely affect the integrity of Habitats sites.

The proposal is therefore considered to be contrary to Policies EN6 and EN11a of the Saved Tendring District Local Plan 2007, Policy PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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| <p>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</p> | <p>YES</p> | <p>NO</p> |
| <p>Are there any third parties to be informed of the decision? If so, please specify:</p> | <p>YES</p> | <p>NO</p> |