

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	NH	11/04/2024
Team Leader authorisation / sign off:	JJJ	11/04/2024
Assistant Planner final checks and despatch:	ER	11/04/2024

**Application:** 23/01148/DETAIL **Town / Parish:** Weeley Parish Council

**Applicant:** Mr R Turner - Stowmarket Mill Lane Development Limited

**Address:** Land East of Freelands Thorpe Road Weeley

**Development:** Reserved Matters Planning Application (Appearance and Landscaping) for 4 No detached three bedroom bungalows and discharge of condition 17 – Soft Landscaping Scheme of application 21/01935/OUT.

### 1. Town / Parish Council

Weeley Parish Council  
(PC)

Weeley Parish Council considered this application at its meeting on 18 September 2023. It resolved to object to the application.

The proposed development is judged by parish councillors to be too dense, not in keeping with the street scene and ultimately over development.

There is no pedestrian footway in the near vicinity on the very busy Thorpe Road, which would make pedestrian access to the proposed houses difficult. This makes the development unsustainable.

Officer comment: The PC objection is noted and will be discussed and considered in the main body of report below.

### 2. Consultation Responses

Waste Management  
13.09.2023

No comments.

Tree & Landscape Officer  
06.09.2023

In terms of the plant selection and layout the soft landscaping proposals are acceptable.

ECC Highways Dept  
08.09.2023

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Prior to the occupation of the dwellings the internal layout and parking shall be provided in principle with drawing number:

- Drawing: 03 Rev. B Proposed block plan

Reason: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety and in accordance with Policy DM1.

2. As indicated on drawing no. 03 Rev. B no unbound materials shall be used in the surface treatment of the proposed private drive throughout.

Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and in accordance with Policy DM 1.

3. The proposed dwellings shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surfaced, and sealed. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8.

4. Prior to occupation of the proposed dwellings, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative:

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org)

2: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

3: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Environmental Protection  
13.09.2023

Please see below for comments from the EP Team:

Lighting: Any lighting of the development shall be located, designed and directed [or screened] so that it does not cause avoidable intrusion to adjacent residential properties and / or constitute a traffic hazard/cause unnecessary light pollution outside the site boundary. "Avoidable intrusion" means contrary to the Code of Practice for the

Reduction of Light Pollution issued by the Institute of Lighting Engineers.

REASON: to protect amenity of nearby residential dwellings

Contaminated Land: Given the sites proximity to a piece of historical, registered contaminated land, and the surrounding agricultural land, the EP Team are requesting a minimum of a Phase One Contaminated Land Survey be performed, to ensure the land is suitable for the proposed end use - The following works shall be conducted by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and Environment Agencies "Land Contamination Risk Management (LCRM) " and other current guidance deemed authoritative for the purposes. The development hereby permitted shall not commence until the measures set out in the approved report have been implemented.

#### A. Site Characterisation

Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - Human health,
  - Properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - Adjoining land,
  - Groundwaters and surface waters,
  - Ecological systems
  - Archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

REASON - To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Demolition & Construction Method Statement: In order to minimise potential nuisance to nearby existing residents caused by construction and demolition works, Environmental Protection ask that the following is submitted, on any further subsequent planning phase:

Prior to the commencement of any construction or demolition works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, the Pollution and Environmental Control. This should at minimum include the following where applicable.

o Noise Control

- 1) The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
- 2) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00(except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- 3) The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- 4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- 5) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
- 6) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

o Emission Control

- 1) All waste arising from the demolition process, ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
  - 2) No materials produced as a result of the site development or clearance shall be burned on site.
  - 3) All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.
  - 4) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.
- Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

REASON: to protect the amenity of nearby residential dwellings

Should you have any queries concerning this, please do not hesitate to contact me.

UU Open Spaces

13.09.2023

Essex County Council  
Ecology

11.03.2024

No further comments from Open Spaces on the layout of this development.

Thank you for re-consulting Place Services on the above reserved matters application.

No objection subject to securing:

- a) a proportionate financial contribution towards Essex Coast RAMS
- b) biodiversity mitigation and enhancement measures

Summary

Further to our comments on the 15th November 2023, we have reviewed the Additional Ecology Response (ACJ Ecology, February

2024) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats and identification of appropriate mitigation measures.

We note that the LPA prepared a HRA Appropriate Assessment and secured open space and a per dwelling tariff for Essex Coast RAMS at outline stage under 21/01935/OUT. We advise that collection of the financial contribution is needed to support this Reserved Matters application to ensure delivery of mitigation measures is in place prior to occupation.

We note that the Additional Ecology Response (ACJ Ecology, February 2024) provides reasonable justification on why reptiles onsite are "likely absent" from the site with impacts "negligible". Therefore, the LPA now has certainty of the likely impacts to these protected species.

We also note that the amended Proposed Site Plan - Drawing No. 03 rev C (Elegant Architectural Ltd., October 2023) still demonstrates that a section of the northern boundary hedgerow, a Priority habitat alongside the ditch, is being permanently removed. Furthermore, the eastern and western hedgerows, although retained by the proposals, appear that they could be incorporated into the gardens of the proposed development. As a result, there will be no control as to its retention and/or management regime in the long-term. In addition, the retained sections of the hedgerows will be maintained at a height of 1.2m which is not appropriate. However, the submission of details for protection of the retained hedge is required under Condition 17 of the outline consent.

Therefore, upon submission of information to discharge of Condition 17, further clarification should be provided to ensure the LPA has certainty of the likely impacts to Priority habitats. This should include confirmation that hedgerows should not be incorporated within the public realm, or submission of details of appropriate compensatory planting to be implemented and established elsewhere on site as part of landscaping required by Condition 3 of the outline consent. Further, revisions of how the hedgerow will be managed, including maintaining the hedgerow at an appropriate height (i.e. 2.0-2.5m rather than 1.2m) should also be submitted.

Nevertheless, we are now satisfied that there is sufficient ecological information available for determination of this reserved matters application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Additional Ecology Response (ACJ Ecology, February 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

Furthermore, the Preliminary Ecological Assessment (ACJ Ecology, October 2023) recommends that a precautionary method statement

for great crested newts is required to mitigate any residual impact to these European Protected Species. This precautionary non-licensed method statement should therefore be produced and submitted as condition of consent.

We also support the proposed reasonable biodiversity enhancements, which are recommended to secure net gains for biodiversity, as outlined under Paragraph 180d of the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

In addition, the Preliminary Ecological Assessment (ACJ Ecology, October 2023) highlights that it is likely bats could be foraging/commuting within and around the site. Therefore, if any external lighting is to be proposed, it is advised that a sensitive lighting scheme is developed to minimise any impacts. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

#### Recommended conditions

##### 1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Additional Ecology Response (ACJ Ecology, February 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of

Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended)

## 2. PRIOR TO COMMENCEMENT: NON-LICENCED PRECAUTIONARY METHOD STATEMENT FOR GREAT CRESTED NEWT

"A Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

## 3. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF December 2023 and s40 of the NERC Act 2006 (as amended).

And if any external lighting is proposed;

## 4. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity in accordance with GN:08/23 Bats and Artificial External Lighting (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how

and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended).

### **3. Planning History**

14/00608/OUT	Outline planning application with all matters reserved for the construction of 3 dwellings with associated garages and parking.	Approved	08.07.2014
16/00271/DETAIL	Reserved matters application for the construction of 3 dwellings with associated garages and parking.	Approved	27.05.2016
17/00829/FUL	Erection of 8 detached bungalows with associated access, parking, landscaping and ancillary works.	Refused	13.07.2017
18/00020/FUL	Erection of 8 detached bungalows.	Refused	28.02.2018
19/00799/FUL	Proposed 3no. dwellings (renewal of planning permission as granted under 14/00608/OUT and 16/00271/DETAIL).	Refused	17.01.2020
20/01231/FUL	Proposed 3no. dwellings (renewal of planning permission as granted under 14/00608/OUT and 16/00271/DETAIL).	Approved	03.02.2021
21/01935/OUT	Outline application for Access, Layout and Scale for 4 No detached three bedroom bungalows.	Approved	30.05.2022

### **4. Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Local Plan 2013-33 and Beyond (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any Neighbourhood Plans that have been made and the Minerals and Waste Local Plans adopted by Essex County Council.



In relation to housing supply:

The Framework requires Councils to significantly boost the supply of homes to meet the District's housing need. However, the revised Framework, published on 19<sup>th</sup> December 2023, sets out in Paragraph 76 that (for applications made on or after the date of publication of this version of the Framework) local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- their adopted plan is less than five years old; and
- that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.

The adopted Local Plan meets these criteria.

Notwithstanding this updated provision, the Council will continue to demonstrate an updated supply of specific deliverable sites within its Strategic Housing Land Availability Assessment (SHLAA), which is published annually. The most recent SHLAA was published by the Council in November 2023, and demonstrates a 6.44-year supply of deliverable housing sites against the annual requirement of 550 dwellings per annum set out within the adopted Local Plan, plus a 5% buffer to ensure choice and competition in the market. (The SHLAA can be viewed on the Council's website: <https://www.tendringdc.gov.uk/content/monitoring-and-shlaa>)

On 19th December 2023 the Government published the Housing Delivery Test (HDT) 2022 measurement. Against a requirement for 1,420 homes for 2019-2022, the total number of homes delivered was 2,207. The Council's HDT 2022 measurement was therefore 155%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to decisions relating to new housing development.

## 5. **Neighbourhood Plans**

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

There are no neighbourhood plans in place for this area.

## 6. **Relevant Policies / Government Guidance**

### **National:**

National Planning Policy Framework December 2023 ([NPPF](#))

National Planning Practice Guidance ([NPPG](#))

### **Local:**

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic [Section 1](#) (adopted January 2021)

- SP1 Presumption in Favour of Sustainable Development
- SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
- SP3 Spatial Strategy for North Essex
- SP4 Meeting Housing Needs
- SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond [Section 2](#) (adopted January 2022)

- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design

HP5 Open Space, Sports and Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

PPL4 Biodiversity and Geodiversity

PPL7 Archaeology

PPL10 Renewable Energy Generation and Energy efficiency Measures

CP1 Sustainable Transport and Accessibility

DI1 Infrastructure Delivery and Impact Mitigation

#### Supplementary Planning Documents

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)

Tending Provision of Recreational [Open Space for New Development SPD](#) 2008

[Essex Design Guide](#)

Biodiversity Net Gain Supplementary Planning Document June 2023 (DRAFT)

#### Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

## **7. Officer Appraisal (including Site Description and Proposal)**

### Site Description

The application site is land to the east of the residential property known as Freelands, which is located to the southern section of Thorpe Road within the parish of Weeley. The site itself is currently laid to grass and forms part of a larger parcel of land. The northern boundary is marked by an established hedgerow, while Freelands to the west is a detached bungalow surrounded by mature vegetation. As the site currently forms part of a larger field the southern boundary (of the site) is not clearly defined. Thorpe Road comprises a linear form of development with a mixed character resulting from dwellings of varying scale, bulk, design and appearance. In the immediate vicinity of the site development is characterised by a number of large bungalows as well as some semi-detached properties. The site falls within the Settlement Development Boundary for Weeley.

### Proposal

This application follows a previously approved outline application (all matters reserved except access, layout and scale) under planning reference 21/01935/OUT for the erection of 4 x 3 bedroom bungalows.

This application is for the agreement of the remaining reserved matters as requested by the approval of the outline application, which are specifically appearance and landscaping. This application also seeks to discharge condition 17 of outline approval 21/01935/OUT.

### Assessment

#### 1. Principle of Development

The principle of development has been accepted through the granting of outline permission in May 2022 for the erection of 4 dwellings under application reference 21/01935/OUT. Therefore, the principle of development on the application site subject to the details below.

#### 2. Appearance of development

Paragraph 135 of the National Planning Policy Framework (NPPF) (2023) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place. Adopted Policy SP7 of Section 1 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context.

Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well considered site layout that relates well to its site and surroundings, create a unique sense of place. Adopted Policy LP4 states the design and layout of new residential developments is expected to provide for amenity space of a size and configuration that meets the needs and expectations of residents, and which is commensurate to the size of the dwelling and character of the area.

The application is for four single storey bungalows all comprising of 3 bedrooms and served by single storey garages significantly set back from the respective front elevations of the bungalows, and the site will be accessed via a new access point to the north of application site off of Colchester Road.

The layout and scale of the four dwellings has been assessed under the outline application.

In terms of appearance, plot 1 and 4 are the same design but handed and plot 2 and 3 are the same design but handed. Plot 1 and 4 are rendered with a gable projection with a canopy overhang above the front door. Plot 2 and 3 are constructed from facing brickwork with a gable projection and a wooden porch located to the side elevation of both plots. All plots consist of a low level brick plinth and clay plain tiles. The garages are to be clad in timber weatherboarding as well as this being a feature to the front gable of all of the plots. It is considered that there are a mixture of dwelling styles and materials within the wider streetscene and therefore the proposed materials are considered to be acceptable in terms of design and appearance.

The proposed garages are single storey and located in between plots 1 and 2 and in between plots 3 and 4. In terms of design and appearance, the proposed garages will use materials that will be in keeping with their respective host dwelling. It is therefore considered that the appearance of the development is acceptable and no clear policy conflict can be identified for the reasons set out above.

In terms of a specific comment from the PC (overdevelopment), the proposed dwellings will occupy a footprint to plot ratio similar to that of surrounding dwellings. As a result the proposed development would not represent a cramped form of development that could be said to be detrimental to the street scene or prevailing character of the surrounding area.

The dwellings are served by private amenity space to the rear of the property which is considered to be of a size and configuration that will appropriately meet the needs and expectations of the future occupants and which is commensurate to the size of the dwellings and the character of the area, in accordance with Policy LP4 of the 2013-2033 Local Plan.

### 3. Impact upon Neighbouring amenities

Paragraph 135 of the National Planning Policy Framework (2023) confirms planning policies and decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SP7 of Section 1 of the 2013-33 Local Plan requires that the amenity of existing and future residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The nearest neighbouring property potentially impacted upon as a result of the proposed development is Freelands, located approximately 2m to the west of the application site. However, due to the separation distance to the nearest proposed dwelling as well as the single storey nature of the bungalows, the proposed development is not considered to cause any significant impact upon neighbouring amenities. There are no immediate dwellings to the east of the application site.

It is noted that between plots 2 and 3 ,a 1.8 metre fence is proposed to help avoid any overlooking into the neighbouring dwellings windows particularly bedroom 3 of both plots.

#### 4. Landscaping

Paragraph 136 of the NPPF sets out the importance of trees and the contribution they make to the character and quality of urban environments. It states that planning policies and decisions should ensure that opportunities are taken to incorporate trees in developments and that existing trees are retained wherever possible. Policy LP4 relates to housing layout and states; to ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential developments will be expected to incorporate and maximise the use of green infrastructure, verges, trees and other vegetation.

The proposed site plan demonstrates that the existing dense hedgerow to the front (north) of the application site is to remain (except for the new access which has already been approved under the outline consent) and where there are current gaps, or where gaps occur this will be replaced with a mixture of native plants. It is noted that a small section is to be removed to facilitate the access onto the land. As stated within the additional ecology response, new trees and hedges will be planted to compensate for the loss of the hedgerow.

To the rear of the properties, for each plot a 1.8 metres boarded timber fence will be erected for the first 3 metres to maintain a level of privacy between the plots. A 1.2 metre high timber post and rail fence will split the remainder of the plots as well as a mixture of native plants are to be planted at 5 plants per metre and maintained at a height of 1.8 metres.

Condition 17 of application 21/01935/OUT relates to the provision of a hard and soft landscaping scheme and measures to protect the existing hedgerow. Drawing No. 03C demonstrates the landscaping scheme, the LPA has consulted the Councils Trees and Landscaping expert who raise no objection to the proposal, as such the hard and soft landscaping scheme is considered acceptable.

In terms of the plant selection and layout the soft landscaping proposals, the landscaping is considered acceptable and a compliance condition will be imposed to ensure the landscaping is carried out accordingly.

#### 5. Ecology

Paragraph 180 of the NPPF states that, when making planning decisions local planning authorities need to assess whether significant harm to biodiversity could result from the development. The NPPF goes on to state the hierarchy that should be applied to mitigate any harm to ecology that is identified. Paragraph 174 of the NPPF requires that Local Planning Authorities contribute to and enhance sites of biodiversity or geological value whilst Paragraph 179 requires local planning authorities to safeguard components of local wildlife-rich habitats.

TDLPS2 Policy PPL4 states that proposals for new development should be supported by appropriate ecological assessments and, where relevant, provide appropriate mitigation and biodiversity enhancements to ensure a net gain.

Consultation has been undertaken with Essex County Council Place Services Ecology Team (ECC Ecology) who raised an initial holding objection due to insufficient ecological information in regards to Great Crested Newts.

The applicants provided a preliminary ecological assessment which concluded that any lighting should minimise spill onto the surrounding landscape and be directed away from the hedgerow boundary. It also recommends that should any suitable habitats be removed (for example for the access (already approved) this must be undertaken outside of the bird breeding season. A precautionary method statement for great crested newts and a biodiversity impact assessment is also required.

ECC Ecology were reconsulted on the assessment and raised a further holding objection due to insufficient ecological information available to determine the application. This was due to the assessment stating that in regards to reptiles, the habitat within the site offered foraging, commuting, shelter, and hibernation opportunities. Therefore, this species needs further consideration or survey". However, the further surveys were not provided.

The authority also states that the proposed site plan demonstrates that a section of the northern boundary hedgerow, a Priority habitat alongside the ditch is permanently removed. Furthermore, the eastern and western hedgerows, although retained by the proposals, appear that they could be incorporated into the gardens of the proposed development. As a result, there will be no control as to its retention and/or management regime in the long-term. For the reasons already given, the soft landscaping proposals are considered acceptable however should this reserved matters application be recommended for approval, a condition can be imposed to ensure all the remaining hedgerows on site are retained, and maintained in perpetuity.

Notwithstanding the above, an additional ecology response (from the applicant) was provided in regards to Reptiles and ECC Ecology were reconsulted. Further to this reconsultation the ECC ecology team have no objections subject to conditions relating to a financial contribution towards RAMS which has been secured under 21/01925/OUT and a condition relating to biodiversity mitigation and enhancement measures (which can be secured by condition in the event of an approval). Moreover, the additional ecology response provides justification on why reptiles onsite are likely absent from the site with impacts negligible and therefore the LPA now has certainty of the likely impact to these protected species. The authority requires further clarification to ensure the LPA has certainty of the likely impacts to Priority habitats. This should include confirmation that hedgerows should not be incorporated within the public realm. Revisions of how the hedgerow will be managed including the maintaining the hedgerow at an appropriate height (2 - 2.5 m rather than 1.2 m) should also be submitted. ECC Ecology comments are noted however the LPA do not deem it reasonable to maintain the hedgerow at a height of 2/2.5 metres, therefore a condition will be imposed to ensure that the hedgerow to the north (to the front of the site) will be maintained at 1.5 metres and the hedgerow to the east and west of the site are maintained at 1.8 metres in height as these heights seem more reasonable to the LPA as there is a balance to be struck between the need to provide screening, visibility of the development and indeed onerous maintenance requirements for a hedgerow of up to 2.5m in height.

Subject to the recommended mitigation and enhancement, to be secured via conditions, the development is considered compliant with the abovementioned policies.

## 6. Habitats, Protected Species and Biodiversity Enhancement

The preamble to Policy PPL4 states that where a development might harm biodiversity an ecological appraisal will be required to be undertaken, and the potential for harm should be considered and addressed in any application. Policy SPL3, Part A criterion d), requires that the design and layout of development maintains or enhances site features, including ecological value. Given the current condition of the application site (i.e. side garden to existing property accommodating a double garage, areas of hardstanding and mowed lawn) there are no protected habitats or likely protected species presence on site that could be harmed through the site's development.

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." This includes local authorities, which encompass local planning authorities (LPAs). Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and, after consideration, determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. While the Section doesn't explicitly state that planning decisions must contribute to biodiversity conservation, it's essential to consider the broader context of planning functions within the authority. Typically, LPAs play a crucial role in land use/development decisions, and these can have significant

implications for biodiversity. In conclusion for decision making, it is considered that the LPA must be satisfied that the development would conserve and enhance. This development is subject to the general duty outlined above.

On that basis a biodiversity enhancement strategy will be secured via condition. Such a strategy may look to include native planting strategies and insect friendly planting, wildlife-friendly infrastructure i.e. nesting boxes, bee bricks and habitat structures on site. Therefore, the development with the inclusion of this condition, on balance, and with consideration of the impact of the development and baseline situation on site, does conserve and enhance biodiversity interests.

## 7. Highway Safety and Parking Provision

Paragraph 114 of the National Planning Policy Framework 2023 seeks to ensure that safe and suitable access to a development site can be achieved for all users, whilst Paragraph 104 requires that streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Adopted Policy CP1 (Sustainable Transport and Accessibility) of the Tendring District Local Plan 2013-2033 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.

Essex County Council Parking Standards set out the parking requirements for new development and confirm that for residential properties of two bedrooms or more there should be provision for two parking spaces measuring a minimum of 5.5 metres x 2.9 metres or, if being used as one of the parking spaces, a garage should measure a minimum of 7 metres x 3 metres.

Essex Highways Authority have been consulted on this application and have stated that there are no objections subject to conditions relating to the internal layout and parking, no unbound materials, vehicular parking area and residential travel pack. The conditions mentioned will not be imposed as they were imposed on the outline consent.

Each dwelling is served by a garage which needs the standards and has sufficient parking available to the front of the garage to accommodate another parking space. The proposed development is therefore acceptable in terms of highway safety and parking provision.

## 8. Renewable Energy

Chapter 14 of the National Planning Policy Framework supports the transition to a low carbon future in a changing climate while Policy PPL10 of the Local Plan supports renewable energy generation and energy efficiency measures for residential development.

The applicant has submitted information in respect of electric vehicle charging points and these will be secured by condition on the grant of planning permission.

Whilst no confirmation of other renewable measures have been submitted to secure agreement of matters such as a scheme for water conservation, heating of new dwellings, waste reduction, some or most of these elements could potentially go to the heart of the outline consent including design and other matters as such to seek or secure this now at reserved matters stage could be seen as unreasonable. Moreover there is already a requirement to provide electric vehicles charging points under a separate condition imposed on the outline consent. A requirement for the provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing would not go to the heart of the previous outline consent and it is considered reasonable and necessary to include this now should the application be approved as this is an up to date policy requirement.

## 9. Legal Obligations - Open Space and Habitat Regulations Assessment

An assessment of the proposal was carried under the previous outline permission reference 21/01935/OUT and is subject of a unilateral undertaking for open space and habitat regulations assessment securing a proportionate financial contribution in line with Essex Coast RAMS requirements to ensure that this proposal will not have an adverse effect on the integrity of the nearby European sites from recreational disturbance, when considered 'in combination' with other development.

#### 10. Requirements of Outline Conditions

The application was approved subject to a number of conditions:

- 1-3 Reserved Matters Condition
- 4 Access
- 5 Vehicular Turning Facility
- 6 No Unbound Materials
- 7 Private Drive
- 8 No Discharge of Surface Water
- 9 Vehicle Parking Area
- 10 Construction Management Plan
- 11 Footway
- 12 Archaeology
- 13 Archaeology
- 14 Archaeology
- 15 Porous Materials
- 16 Electric Vehicle Charging Points
- 17 Landscaping
- 18 Approved Plans

Conditions 4 - 16 and 18 still need to be complied with because there are no specific requests, and or comprehensive details provided as part of this reserved matters application, to discharge any of these condition

Condition 17 - discharged as part of this application.

#### 11. Other Considerations

Weeley Parish Council have commented on this application and have stated that they object to the proposal. The proposed development is too dense, not in keeping with the streetscene and ultimately over development. There is no pedestrian footway in the near vicinity on the very busy Thorpe Road which would make pedestrian access to the proposed houses difficult. This makes the development unsustainable.

In response to the Parish Councils comments, the development is considered to be in keeping as mentioned within the Officers report. This application is determining the particular reserved matters, appearance and landscaping. Condition 11 of the outline permission relates to the provision of a new footway to the east side of the proposed access. No letters of representation have been received.

#### 12. Conclusion and Planning Balance

The principle of development for four dwellings was previously approved under planning permission 21/01935/OUT, and therefore the principle of four dwellings on this site is accepted.

Officers do not raise significant concerns in terms of appearance, impact to neighbouring amenities or landscaping. ECC Ecology have been consulted and raise no objections subject to a number of conditions. ECC Highways raise no objections.

Taking all of the above into consideration, the proposed development is considered to be compliant with both local and national planning policies taken as a whole, and is therefore recommended for approval.

## **8. Recommendation**

Approval - Reserved Matters/Detailed

## **9. Conditions**

### **1 APPROVED PLANS & DOCUMENTS**

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

- Drawing No. 04 B
- Drawing No. 05 B
- Drawing No. 06 B
- Drawing No. 07 B
- Drawing No. 08 B
- Drawing No. 01 B
- Drawing No. 03 C

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

#### **NOTE/S FOR CONDITION:**

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.



## 2 ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Additional Ecology Response (ACJ Ecology, February 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended)

## 3 ACTION REQUIRED - ECOLOGY

Prior to commencement of development, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. All works associated with the development shall thereafter be carried out in accordance with the details and requirements of the approved Great Crested Newt Method Statement.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

## 4 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development; e) persons responsible for implementing the enhancement measures; f) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

## 5 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: No development shall commence above slab level until a scheme for the provision and implementation the following energy and resource efficiency measure, for the lifetime of the development, has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable

an alternative superfast (i.e. will provide speeds greater than 30mbps) wireless service will be considered.)

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the environment; and result in wider public benefit in accordance with the NPPF.

NOTES FOR CONDITION:

Slab level normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visualised above ground level or seek confirmation from the Local Planning Authority for your development.

Broadband provision is included to ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking reducing the need for unsustainable travel.

6 COMPLIANCE REQUIRED: EXISTING HEDGEROWS RETAINED AND MAINTAINED

CONDITION: The existing Hedgerows located within and along the eastern and western boundaries of the site as shown on approved drawing number drawing number. 03C shall be retained in perpetuity at a minimum height 1.8m for the entire length of the hedgerows as shown along the side boundaries on approved drawing number. 03C. Should any of the side hedgerows die, be seriously damaged or seriously diseased it shall be replaced in the next planting season with others of similar size and same species and retained in perpetuity.

REASON: To enable existing landscaping to be protected and retained in the interests of visual amenity.

7 COMPLIANCE REQUIRED: EXISTING HEDGEROWS RETAINED AND MAINTAINED

CONDITION: The existing Hedgerows located within and along the northern boundary of the site (either side of the access into the development) shall be retained in perpetuity at a minimum height 1.5m for the entire length of the two respective hedgerows along the southern boundary of the site. Should the two hedges along the southern boundary die, be seriously damaged or seriously diseased it shall be replaced in the next planting season with others of similar size and same species and retained in perpetuity.

REASON: To enable existing landscaping to be protected and retained in the interests of visual amenity.

8 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: The planting details for the repair and improvement of the two hedgerows along the northern boundary of the site, and the two hedgerows along the eastern and western boundaries of the site, as shown on approved drawing number. 03C shall be carried out in full prior to first occupation of any of the residential units approved under planning reference 21/01935/OUT. Any hedgerow planting along any of the above mentioned boundaries of the site, as identified within the approved drawing number. 03C (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others

of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that that part of the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

## **10. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### Conditions Precedent

The applicant is reminded that this detailed planning consent is subject to conditions attached to the outline permission for this development reference 21/01935/OUT. Please refer to the outline planning permission to ensure full compliance with all conditions.

### Legal Agreement Informative - Open Space/Play Space Contribution and RAMs

This application is the subject of a legal agreement under planning application 21/01935/OUT and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: Public Open Space financial contribution in accordance with Policy HP5 and Policy DI1 of the adopted Tendring District Local Plan 2013-2033 and Beyond. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Please note that any subsequent variation / removal of condition applications (s73 applications) will require a new legal agreement to secure this obligation unless the development has commenced (subject to all necessary condition discharges) and the contribution has already been paid.

### Environmental Health

You are advised that if during construction/demolition works evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

## **11. Equality Impact Assessment**

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic\* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic\* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic\* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

**12. Notification of Decision**

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