

DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		OA	07.08.24
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		MP	07/08/24
Assistant Planner final checks and despatch:		JJ	08/08/24

Application: 24/00769/OUT

Town / Parish: Great Bromley Parish Council

Applicant: Mr Michael Nicholl

Address: Blue Cedars Back Lane West Great Bromley

Development: Outline Planning Application (all matters reserved) - detached bungalow and garage on land adjacent to Blue Cedars.

1. Town / Parish Council

Great Bromley Parish N/A
Council

2. Consultation Responses

ECC Highways Dept
01.07.2024

The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material and google earth image.

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority, subject to the following requirements.

1. The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres, shall be retained at that width for 5 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council.

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 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

Informative:

i. 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

Environmental Protection
09.07.2024

With reference to the above application, I can advise that the EP team have no comments to make during this planning phase.

Tree & Landscape Officer
27.06.2024

The application site currently forms part of the residential curtilage of the host property. The land is set to grass with large trees on the perimeter of the site. The boundary with the highway is demarcated by an established hedge that provides a good level of screening and enclosure.

The main body of the site contains two large tree stumps (Ash and Silver Birch) that show as trees on some photographs submitted with the application. These are clearly no longer a constraint on the development potential of the land but their previous existence and the impact that they will have had on soil moisture levels will need to be considered when designing foundations for any approved development.

Immediately to the north-west of the proposed new vehicular access to the site there is an established Oak (*Quercus robur*) and in the eastern corner of the site there is a group of Sycamore (*Acer pseudoplatanus*). There is a large Lime (*Tilia* species) situated on the southern boundary.

It appears that the development proposal could be implemented without causing harm to the existing trees however to show how the Root Protection Areas (RPA's) of the trees will be physically protected for the construction phase of any development for which planning permission may be granted the applicant will need to provide an Arboricultural Method Statement (AMS). The AMS will also inform the applicant as to where specialist foundation construction techniques may be required such as for the surface of the proposed new vehicular access and driveway.

This information should be in accordance with BS5837 2012 Trees in relation to design demolition and construction. Recommendations.

Should planning permission be likely to be granted then details of soft landscaping should be secured by a planning condition. Soft landscaping should aim to soften, screen and enhance the appearance of the development. This is likely to include retention of the front boundary hedge and new tree planting between the front of the proposed new dwelling and the highway.

3. **Planning History**

92/00225/FUL	Double garage (Private car parking)	Approved	31.03.1992
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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 19th 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 July 2024, and demonstrates a 6.26-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>

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
PPL3 The Rural Landscape
PPL4 Biodiversity and Geodiversity
PPL5 Water Conservation, Drainage and Sewerage
PPL10 Renewable Energy Generation and Energy efficiency Measures
CP1 Sustainable Transport and Accessibility
CP3 Improving the Telecommunications Network
DI1 Infrastructure Delivery and Impact Mitigation

Supplementary Planning Documents

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)
Tendring Provision of Recreational Open Space for New Development SPD 2008 Essex Design Guide

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

7. **Officer Appraisal**

Site Description

The application site comprises of a parcel of land to the east of Blue Cedars, Back Lane West, Great Bromley which is currently residential curtilage for the detached two-storey dwelling. It is located to the south of Back Lane West with a private access track leading westwards to the host dwelling.

Beyond, to the west lies the B1029 Frating Road, to the north lies Back Lane West with the detached dwellings and curtilage of 'Parkfield' and 'Solitude' beyond. To the east of the site lies the end of the road of Back Lane West and to the south is scrubland with a tree-lined belt and the A120 beyond. Blue Cedars is a detached 1950s 4-bed dwelling with a detached rendered masonry garage which pre-dates the dwelling. A pig sty outbuilding is located between the main dwelling & the frontage along back lane west currently used for storage.

The site is located outside of the defined settlement development boundary of Great Bromley. There are no other constraints on site.

Proposal

The application seeks outline planning permission with all matters reserved for a detached bungalow and garage on land adjacent to the east of Blue Cedars.

Principle of Development

Planning law requires that decisions on planning 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). The 'development plan' for Tendring comprises, the Tendring District Local Plan 2013-2033 and Beyond Section 1 adopted in January 2021 and the Tendring District Local Plan 2013-2033 and Beyond Section 2 adopted in January 2022.

Paragraph 83 of Planning policies and decisions should avoid the development of isolated homes in the countryside unless they comply with clauses a-e.

Policy SP3 (Spatial Strategy for North Essex) of adopted Section 1 of the Tendring District Local Plan 2013-2033 and Beyond states, amongst other things, that future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. New housing development should be focused towards the larger urban areas and to within settlement development boundaries. This is consistent with the Framework's objectives for achieving sustainable development through a plan-led approach that focuses development to locations which are or can be made sustainable.

The Council currently has a healthy five-year housing land supply and a good housing delivery rate, whilst its housing planning policies are up to date. Accordingly, the Council does not need to look beyond identified settlements to meet its housing requirement.

The application site lies outside of the defined settlement development boundary of Great Bromley which is approximately 740m north-west of the site. The applicant states within their supporting planning statement that the cluster of 8 dwellings plus the application site form a small hamlet that has been established 'since the early to middle of the twentieth century' and that it separates the habitable dwellings from the surrounding farmland.

Whilst the presence of the cluster of dwellings is acknowledged, there is clear separation between these and the main SDB of Great Bromley. This cluster has no supporting infrastructure and as a settlement would not be consistent with the Framework's objectives for achieving sustainable development. The LP boundaries are drawn to recognise their distinctive character and a re-draw that would encompass these dwellings would require a Local Plan review. Further, the Council is currently able to demonstrate a 5YLS as outlined and therefore sites outside the SDB are not consistent with these aims.

Therefore, on the Principle of Development alone, the development is unacceptable and contrary to both National and Local Policies.

Scale, Layout and Appearance

Whilst the matters of scale and appearance are reserved for later consideration, it is important to consider whether a new dwelling on the site is capable of compliance with the development plan policies.

Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surrounding.

Policy LP 4 of the Tendring Local Plan refers to Housing Layout and states that the design and layout of new residential use will be expected to h) deliver new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place.

The indicative plan shows the proposed layout of the site with the new dwelling located to the east of Blue Cedars and a detached garage to the side. There is sufficient plot to amenity area ratio with

a garden approaching 550m². As the proposal is for outline consent only, limited details have been provided with regards to the design. However, strictly in as far as scale and layout the proposal is considered to relate well to its site and surroundings particularly in relation to its siting and form. Therefore, at an overarching level, the proposals are considered to be consistent with both National and Local Policy in relation to scale, layout and appearance.

Impact to Character of Area

Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance.

The site is within a relatively countryside location which has a semi-rural character. The siting of the proposed dwelling and associated hardstanding for the parking of vehicles will create a degree of harm to this relatively open and rural location, however there are existing properties in the immediate surrounding area and more notably there is an existing building in approximately the same location as the proposed dwelling. In addition, the application is an Outline proposal only with limited design details and therefore it is not possible to fully comment on rural landscape harm. Therefore, in summary, on balance the harm to the character of the area is not considered significant enough to recommend a reason for refusal.

Residential Amenity

Paragraph 135 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users. Policy SPL3 of the Local Plan must meet the criteria where buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents.

Due to the siting of the proposal dwelling, it is not considered that the dwelling would result in unreasonable interference with neighbour amenity in terms of loss of privacy, natural light, overbearing impact or overshadowing as the position of the proposed dwelling in this case is in the same location as the previous planning application.

Likewise, although the details of the design of the proposed dwelling is not known, given the area of the application site and indicative layout of the proposed dwelling it is considered that a new dwelling could comply with the nationally described space standards.

Trees and Landscaping

Again, whilst all matters are reserved for later consideration, it is important to consider the impact of the development in the context of trees and landscaping.

Policy PPL3 of the Local Plan seeks to protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to native hedgerows, trees and woodlands. Policy SPL3 of the Local Plan sets criteria where all new development should make a positive contribution to the quality of the local environment and protect or enhance local character including ensuring that the development relates well to its site and surroundings, that the development respects or enhances local landscape character and other locally important features while the design and layout of the development shall maintain or enhance important existing site features of landscape, ecological, heritage or amenity value.

The Council's Tree and Landscape Officer has been consulted as part of this application and highlights that the main body of the site contains two large tree stumps (Ash and Silver Birch) that show as trees on some photographs submitted with the application. These are clearly no longer a constraint on the development potential of the land but their previous existence and the impact that they will have had on soil moisture levels will need to be considered when designing foundations for any approved development.

Immediately to the north-west of the proposed new vehicular access (indicative) to the site there is an established Oak (*Quercus robur*) and in the eastern corner of the site there is a group of Sycamore (*Acer pseudoplatanus*). There is a large Lime (*Tilia* species) situated on the southern boundary.

It appears that the development proposal could be implemented without causing harm to the existing trees, however to show how the Root Protection Areas (RPA's) of the trees will be physically protected for the construction phase of any development for which planning permission may be granted the applicant will need to provide an Arboricultural Method Statement (AMS). The AMS will also inform the applicant as to where specialist foundation construction techniques may be required such as for the surface of the proposed new vehicular access and driveway.

No Arboricultural Method Statement (AMS) has been submitted as part of this application however, the applicant has stated that this could be provided as part of any reserved matters application and on this basis it is not considered so harmful as to fail to comply with National and Local Policy on Trees & Landscaping matters and therefore the proposals comply in this regard.

Access, Parking and Highway Safety

Policy SPL3 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. Furthermore, the Council's Adopted Parking Standards require that for dwellings with 2 or more bedrooms that a minimum of 2 parking spaces is required. Parking spaces should measure 5.5 metres by 2.9 metres. Policy CP1 of the Local Plan states that 'proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport'.

Essex County Council as the Highway Authority were consulted on the application and having reviewed the submitted information, confirmed that the proposal is acceptable subject to a number of conditions. The application site is of a size that allows for at least two parking spaces that meets the current parking standards where one space measures 2.9 metres x 5.5 metres. Access is a reserved matter and would therefore be considered at reserved matters should the principle be granted.

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. Any reserved matters application would be required to provide details of renewable energy features including EV charging points, rainwater harvesting and broadband information.

Ecology and Biodiversity

Paragraph 186 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 180 of the NPPF requires that Local Planning Authorities contribute to and enhance sites of biodiversity or geological value. TDLP 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.

This report addresses the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

General duty on all authorities

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." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. On this occasion the proposal is for a new dwelling and had the application been recommended for approval a condition to secure soft landscaping details could have been included. In addition, a biodiversity enhancement condition to improve the biodiversity of the site through appropriate additional planting and wildlife friendly features would also have been included.

Therefore, the development on balance and with consideration of the impact of the development and baseline situation on site, does conserve and enhance biodiversity interests.

Biodiversity net gain

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. The minimum requirement is for a 10% net gain in biodiversity value achieved on a range of development proposals. The application is not one of the standard exemptions outlined by Natural England and therefore a BNG plan would be required.

Protected Species

In accordance with Natural England's standing advice the application site and surrounding habitat have been assessed for potential impacts on protected species. The proposal is for a new dwelling and has the potential to adversely impact upon protected species or habitats, however the application is not supported by any ecological surveys.

Conclusion

In accordance with the overarching duty outlined above, this development is considered to not accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

Habitats, Biodiversity and Protected Species

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 proposes residential development which lies within the Zone of Influence (Zoi) being approximately 6.5km from the Colne Estuary. New housing development within the Zoi would be likely to increase the number of recreational visitors to these sites 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.

This will mitigate for predicted recreational impacts in combination with other plans and projects and avoid Adverse Effect on Integrity of the designated Habitats sites.

The site has a large area of existing private amenity space which has the potential to provide sufficient habitat. Whilst the application is for Outline, there is insufficient information ecological information available for determination of this application.

Other Considerations

There have been no letters of representation

8. Recommendation

Refusal.

9. Reasons for Refusal

1. Paragraph 83 states that Planning policies and decisions should avoid the development of isolated homes in the countryside. Adopted Local Plan Section 1 Policy SP3 sets out the Council's spatial strategy for development of new housing within the district. Whilst it seeks to focus the majority of new development to existing settlements, development will be accommodated within or adjoining settlements subject to their scale, sustainability and existing role within their district and, where relevant, across the wider strategic area. The supporting text explains that growth will be planned to ensure existing settlements maintain their distinctive character and role and to avoid coalescence to conserve their setting.

Local Plan Section 1 Policy SPL1 identifies a hierarchy of settlements where new development will be directed to. In areas outside of development settlement boundaries, these are considered to be part of the countryside. Policy SPL2 reiterates that outside of settlement boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies within the development plan.

For the purposes of the settlement hierarchy, Great Bromley is classed as a 'smaller rural settlement' where development is limited to smaller development within defined settlement boundaries consistent with local community needs.

By reason of the site's location outside of the settlement development boundary (SDB) for Great Bromley, it is considered that the site is not located in an area which is promoted as a centre or as a suitable location for further housing growth. Moreover, there are no policies within the development plan which afford the proposal support in principle. Harm to the Council's spatial strategy to direct housing development to more sustainable locations would arise.

The proposal is located in the countryside and is beyond the scales and patterns of growth promoted under the Local Plan. The proposal would therefore conflict with Section 1 Policy SP3 and Section 2 Policies SPL1 and SPL2.

2. Adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 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.

Insufficient ecological information has been provided and the application is contrary to the Local Plan Policy PPL4. The local planning authority are unable to assess, with certainty, the impacts on protected species and are unable to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

10. 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.

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

Site Plan – Drawing No. 28-2023-01P – Received 10.06.24

PROPOSED SITE PLAN – Drawing No. 28-2023-02P - Recieved 23.05.24

PROPOSED GROUND FLOOR PLAN – Drawing No. 28-2023-03P – Received 23.05.24

PROPOSED ELEVATIONS – Drawing No. 28-2023-04P – Received 23.05.24

PROPOSED GARAGE FLOOR PLAN AND ELEVATION – Drawing No. 28-2023-05P – Received 23.05.24

Design & Access Statement – Received 23.05.24

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

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