

DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		NH	13/08/2024
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		ML	14/08/2024
Assistant Planner final checks and despatch:		ER	14/08/2024

Application: 24/00878/FUL **Town / Parish:** Thorrington Parish Council

Applicant: Mr Gary Tomlin

Address: Cross Farm Station Road Thorrington

Development: Planning Application - Extension of residential curtilage and erection of ancillary domestic development. Retention of outdoor swimming pool, utility and plant rooms.

1. Town / Parish Council

Thorrington Parish Council Not commented on this application

2. Consultation Responses

Environmental Protection
26.06.2024 Thank you for your consultation regarding the proposed development above. The Environmental Protection Team's comments are given below:

Construction Method Statement

I have reviewed the construction method statement and can confirm that it is acceptable development. It must be noted that the CMS must be complied with during the development of this site.

Unexpected Contaminated Land

Due to the proposed site being within 250m of potential contamination, I would recommend that the LPA are contacted in the event of unexpected ground conditions being encountered during any ground works and that the below minimum precautions are undertaken until such time as the LPA responds to the notification.

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

1. All 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.

Note: the above only applies to any unexpected ground contamination identified during groundworks and/or construction and is the minimum standard for any development withing 250m of a potentially contaminated site.

3. Planning History

93/00241/FUL	Continued use of redundant farm building as small plant and tool hire depot	Approved	06.05.1993
96/00860/FUL	Change of use of store building to habitable accommodation	Withdrawn	13.09.1996
07/01181/FUL	Reconstruction of roof to form first floor accommodation and ground floor extensions to form study, bay and chimney.	Approved	06.09.2007
91/00383/FUL	Continued use of building as small plant and tool hire depot (renewal of permission TEN/471/90).	Approved	29.05.1991
13/01183/OUT	Outline planning application with all matters reserved for construction of 3 no. aspirational dwellings.	Refused	12.12.2013

14/00037/OUT	Outline planning application with all matters reserved for the construction of one aspirational dwelling.	Refused	07.03.2014
17/01360/FUL	Replacement dwelling.	Withdrawn	10.11.2017
18/00956/FUL	Demolition of existing chalet bungalow & outbuildings and erection of replacement dwelling together with a 3 bay garage.	Approved	03.08.2018
18/01791/DISCON	Discharge of Condition 6 (Construction Method Statement) of application 18/00956/FUL.	Approved	31.10.2018
22/01188/COUNO T	Proposed conversion of two agricultural buildings into two dwellings.	Prior Approval Not Required	06.09.2022

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.

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 location.

6. **Relevant Policies / Government Guidance**

National:

National Planning Policy Framework December 2023 ([NPPE](#))
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
SP7 Place Shaping Principles

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

SPL1 Managing Growth
SPL3 Sustainable Design

HP1 Improving Health and Wellbeing
LP4 Housing Layout
PPL4 Biodiversity and Geodiversity

Supplementary Planning Documents
[Essex Design Guide](#)

7. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site relates to Cross Farm, Station Road, Thorrington which is located to the west of Station Road, Thorrington and comprises of the host dwelling which is a replacement dwelling in lieu of demolition of the former farmhouse and a range of domestic and agricultural buildings (reference 18/00956/FUL). The application site is located outside of the settlement development boundary of Thorrington.

Site History

Planning permission was granted under planning reference 18/00956/FUL for the demolition of existing chalet bungalow & outbuildings and erection of replacement dwelling (known as Cross Farm) together with a 3 bay garage.

Under planning reference 22/01188/COUNOT, prior approval was not required for the conversion of two agricultural buildings into two dwellings. The buildings are located to the west (rear) of Cross Farm.

Planning permission was granted under planning reference 22/01695/FUL for the erection of one dwelling with a detached three bay garage/annex, following the demolition of the existing dwelling on site known as 'Panthers' as well as two existing agricultural buildings (under reference 22/01188/COUNOT) located to the rear of the site that have recently been granted prior approval to convert into residential units. The dwelling is to be located to the north of where 'Panthers' is currently located.

Proposal

This application seeks planning permission to:

- Increase the residential curtilage
- A conservatory to the side elevation of the host dwelling
- An outbuilding accommodating a garden room, hobby room and changing room
- Garden wall (As the wall is less than 2 metres in height this has not been taken into consideration within this application)
- A multi-use games area with fencing
- A basketball court with fencing
- Retention of outdoor swimming pool
- Retention of utility room
- Retention of plant room

This application also involves the removal of an existing games/hobby room and two dilapidated caravans.

Assessment

The main considerations for this application are the;

- Principle of Development
- Design and Appearance,
- Impact upon Neighbouring Amenities,

- Habitats, Protected Species and Biodiversity Enhancement
- Other considerations
- Conclusion

Principle of Development

The application site is not within a defined settlement development boundary as identified within the adopted Local Plan. The proposal relates to extensions and additions to a residential dwelling, including the multi-use games area and basketball court which are ancillary uses to the host dwelling. It is therefore considered that the principle of development is acceptable subject to the details policy considerations discussed below.

Design and Appearance

Paragraph 130 of the National Planning Policy Framework (NPPF) requires that developments are sympathetic to local character and maintain a strong sense of place. Adopted Policy SP7 of Section 1 of the 2013-33 Local Plan seeks high standards of development which responds positively to local character and context. Adopted Policy PPL3 confirms 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.

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.

It is not unreasonable to consider the area of land immediately to the north of the existing dwelling as garden area for the property. The portion of the site subject of the proposed garden extension comprises the land in between the existing dwelling at Cross Farm and the neighbouring dwelling to the north. The rearmost part of the site does not form part of the application. The existing in-and-out driveway and site frontage establishes the appearance of the site as a one large residential plot from street scene views. The relationship and location of the land with the existing dwelling and neighbour ensures that the proposal would not result in any wider landscape impacts. The presence of existing structures and outbuildings also contributes to the more residential / urban appearance of the site itself. Subject to conditions removing permitted development rights for the erection of outbuildings (Schedule 2 Part 1 Class E) and fencing and enclosures (Schedule 2 Part 2 Class A) to allow the LPA further control over any future development in the interests of the semi-rural character of the area, the extended garden will not result in any overriding harm to the character or appearance of the rural landscape.

The proposed conservatory is located to the northern side elevation of the host dwelling. The proposal will be single storey in nature with a flat roof and constructed from matching materials to those used within the host dwelling. The proposal is considered to be in keeping with the contemporary design of Cross Farm and due to the minor nature of the proposal, it is not considered to cause any significant harm to Station Road.

The proposed outbuilding accommodating the garden, hobby and changing room will be located to the north of the application site. The room will be of an asymmetrical 'L' shaped building, a bespoke design to wrap around the existing outdoor swimming pool and mirror the juxtaposition of the proposed conservatory. The garden room will also comprise of a hobby room with a small changing room facilities to be used in conjunction with the outdoor swimming pool. The plant room is located adjacent to the main dwelling in front of the swimming pool. The utility room is located to the east of the outdoor swimming pool. All of the buildings are single storey in nature with a flat roof and constructed from materials which are in keeping with the host dwelling and the rest of the application site; white render above a Staffordshire blue brick plinth. Due to the set back from the highway and presence of intervening vegetation and structures, they will not cause any overriding visual harm to the character and appearance of the locality.

The swimming pool is in situ and is located to the north of the host dwelling. The swimming pool is to be used in a manner which is ancillary to the host dwelling. Due to the set back from the highway as well as the existing garden wall which screens the swimming pool, it is considered that there will be no visual harm.

The proposed multi use games area (MUGA) with associated fencing will be located to the north of the proposed residential curtilage extension. The MUGA will measure 20 m by 10 m which is considered to be of a smaller domesticated size compared to the public MUGA's. The proposal will be constructed from polymeric pitch surface. The fencing will be constructed of steel mesh on all sides with a maximum height of 3 metres. Due to the set back from the highway as well as the existing landscaping and vegetation to the front of the application, it is not considered to cause any harm to the character of Station Road.

The proposed basketball court will measure 9 m by 9 m and this is the minimum size for an outdoor basketball court. The basketball court is located behind the proposed MUGA and therefore there will be no views of the proposal from the street scene. The proposal will be seen in conjunction with the MUGA and other buildings.

2. Impact upon Neighbouring Amenities

NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy SPL 3 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents.

The nearest property is 'Panthers', located to the north of the site. 'Panthers' was the dwelling located to the front of the application site, however planning permission was granted for the replacement of this dwelling, along with the two conversion permissions with one large dwelling adjacent to Cross Farm. Due to the relocation of the dwelling, the only potential harm would be from the proposed MUGA and basketball court. A lighting condition will be imposed to reduce the impact of nighttime illumination on the character of the area and in the interests of residential amenity. It is therefore considered that the proposed development is ancillary to the host dwelling and due to the distance to the neighbouring boundary, the proposed works are not considered to cause any significant impact to the neighbouring amenities of 'Panthers'.

3. Habitats, Protected Species and Biodiversity Enhancement

Ecology and Biodiversity

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. Although the proposal seeks to extend the residential curtilage, the proposed works relate to householder development which is exempt from biodiversity net gain. An informative has been imposed strongly encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Therefore, the development on balance, with consideration of the impact of the development and baseline situation on site, is considered likely to 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. This excludes applications for Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Development Certificates, householders, self builds, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25 sq.m of habitat, or 5m of linear habitats such as hedgerow). In this instance the development relates to householder development and is largely located on the footprint of existing buildings and areas of hardstanding. Consequently, this proposal is not therefore applicable for Biodiversity Net Gain.

Protected Species

In accordance with Natural England's standing advice the proposed development site and surrounding habitat have been assessed for potential impacts on protected species. The outbuildings and caravans which are to be removed from the application site, are of a modern and solid construction. The land is predominantly hardstanding with mowed lawn. As a result, the proposed development is not likely to provide a habitat for protected species.

Conclusion

In accordance with the overarching duty outlined above, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

4. Other considerations

Thorrington Parish Council have not commented on this application.

No letters of representation have been received.

5. Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

8. **Recommendation**

Approval - Full

9. **Conditions**

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at

risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 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. 4968 - 205 B
- Drawing No. 4968 - 210 C
- Drawing No. 4968 - 212 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.

3 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND ENCLOSURES

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

- 4 CONDITION: The development hereby approved shall be carried out in accordance with the details as submitted within 'Construction Method Statement' received 12.06.2024.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

NOTE/S FOR CONDITION:

You are strongly advised to discuss this condition with the Local Planning Authority and if possible/available local residents likely to be affected by this development prior to submission of details. Please note the provisions of the Highways Act 1980 Para 131 are likely to apply and may need to be discussed with the Highways Authority, this legislation includes details and penalties for any damage and/or alterations to the highway including verge, highway signage and surface materials of pavement/footpath and carriageway.

- 5 CONDITION: Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

REASON: In the interests of amenity to reduce the impact of nighttime illumination on the character of the area and in the interests of residential amenity.

- 6 ACTION REQUIRED IN THE EVENT OF UNEXPECTED GROUND CONDITIONS

CONDITION: The Local Planning Authority shall be contacted in the event of unexpected ground conditions being encountered during construction and the below minimum precautions shall be undertaken immediately.

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.
12. After consultation with the Local Planning Authority, materials should either be: re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or treatment of material on site to meet compliance targets so it can be re-used; or removal from site to a suitably licensed landfill or permitted treatment facility.
13. A Verification Report shall be submitted to and approved in writing by the Local Planning Authority before development can proceed.

REASON: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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.

Ecology Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include: <https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

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