

DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		JJJ	11/09/2024
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		ML	11/09/2024
Assistant Planner final checks and despatch:		ER	12/09/2024

Application: 24/01004/VOC **Town / Parish:** Little Clacton Parish Council

Applicant: Roman Homes LLP

Address: Crossways Garden Centre Thorpe Road Little Clacton

Development: Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Drawings) of application 19/01598/FUL to enable/allow for changes to be made to the boundary between plot 13 and plot 14, as well as changes to the parking arrangements on plot 13, and the erection of a detached garage.

1. Town / Parish Council

Little Clacton Parish Council No response

2. Consultation Responses

NA – only minor designed changes proposed

3. Planning History

00/01718/FUL	Retention of polythene clad growing tunnel and timber shed. Buildings for garden centre/horticultural use	Approved	30.05.2001
95/00124/FUL	(Crossways Garden Centre, Thorpe Road, Little Clacton) New vehicular access	Approved	28.09.1995
95/01354/FUL	(Crossways Garden Centre, Thorpe Road, Little Clacton) Amendment of position for new vehicular access granted under application TEN/95/0124	Withdrawn	19.07.1996
96/00742/FUL	(Crossways Garden Centre, Thorpe Road, Lt Clacton) Use of land as garden to Crossways and variation of condition 1 of 262/77	Approved	16.04.1997
06/01756/FUL	New refreshments building and erection of security railings to road frontage.	Approved	15.02.2007

19/01598/FUL	Erection of 21 houses and associated development following demolition of existing buildings.	Approved	26.07.2021
20/30124/PREAPP	Proposed development of residential park homes for occupation by older persons with access off of Thorpe Road.		20.10.2020
20/30177/PREAPP	Proposed residential development of 21 dwellings.	Withdrawn	21.12.2020
22/00754/DISCON	Discharge of conditions 3 (Materials), 4 (Construction Method Statement), 5 (Highway Details), 7 (Estate Details), 8 (Turning Facilities), 13 (Landscaping Scheme), 15 (Boundary Treatments), 17 (Reptile Migration Strategy), 18 (Biodiversity Enhancement Scheme), 19 (Lighting), 20 (Surface Water Drainage), 21 (Drainage Maintenance Plan), 23 (Foul Water Drainage) and 27 (Pedestrian Footpath) of application 19/01598/FUL.	Approved	29.03.2023
24/00123/VOC	Variation of Condition 2 of planning permission 19/01598/FUL to ensure condition 2 relates to amended drawings.	Approved	25.04.2024
24/01004/VOC	Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Drawings) of application 19/01598/FUL to enable/allow for changes to be made to the boundary between plot 13 and plot 14, as well as changes to the parking arrangements on plot 13, and the erection of a detached garage.	Current	

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>

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

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

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

PPL4 Biodiversity and Geodiversity

CP1 Sustainable Transport and Accessibility

[Essex Design Guide](#)

[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 located to the north of Clacton and the east of Little Clacton. It measures approx. 0.8 hectares and was previously currently occupied by a former garden centre known as 'Crossways'. All the buildings associated with the former garden centre has been cleared and new dwellings have been constructed on site (a total of 21 dwellings will ultimately be built on the site), the development is nearing completion. As alluded to in the planning history section below there was a planning approval back in Jul 2021 (planning reference 19/01598/FUL) for the construction of 21 dwellings on the site – this variation of condition application relates to the above-mentioned approval.

Proposal

The application relates to submission under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Drawings) of application 19/01598/FUL to enable/allow for changes to be made to the boundary between plot 13 and plot 14, as well as changes to the parking arrangements on plot 13, and the erection of a detached garage.

In summary the two tandem parking spaces (as approved) and allocated to plot 13 will be slightly changed to a side by side layout, and the area that would have been occupied by the 'in depth' tandem parking space will instead accommodate the single garage (to serve plot 13). The boundary between plots 13 and 14 will alter slightly (introduction of two 90-degree corners to slightly enlarge the rear garden of plot 13, and slightly reduce (the 'as approved' and much larger) rear garden of plot 14 to ensure the gardens of plots 13 and 14 are similar in size.

The application is accompanied by the following plans and documents, thus proposing to supersede the previously approved versions where relevant:

- 2204-440/02 – Site Layout Plan (eastern section of site only)
- 2204-440/03 Rev B – Floor Plans and Elevations Proposed Garage - Plot 13

Assessment

1. Planning Obligations / S106 Agreement;
2. Principle of Development;
3. Design, Layout and Visual Impact;
4. Biodiversity;
5. Representations; and
6. Conclusions and Recommendations.

1. Planning Obligations / S106 Agreement

The original section 106 agreement attached to application reference 19/01598/FUL includes the clause which explicitly states (in paragraph 4.20) that the covenants and provisions of the said legal agreement shall bind any varied permission and apply in equal terms to the new planning permission. As such there is no need for the applicant to enter into a separate deed of variation

2. Principle of Development

The principle of residential development at this site has been established by the initial granting of application /FUL. The proposed design changes as sought by the current VOC application do not affect the principle of development. Consideration instead turns to the detailed considerations applicable to this case, as set out below.

3. Design, Layout and Visual Impact;

As set out under the 'Proposal' section above the changes will occur in the far eastern section of the site and will be limited to minor changes to the layout of two parking spaces, the construction of a single garage in an in-depth location, and slight alterations to the boundary fence line between plots 13 and 14.

The amendments proposed are minimal and minor in nature in terms of the overall scale of the development. The changes would not alter the approved accommodation, or parking provision for visitors, it will provide the future occupiers of plot 13 an opportunity to park a small vehicle in their private garage; however, this change is not considered unacceptable in terms of the overall parking provision on the site and will have a negligible impact. The change to the boundary fence will merely result in similar garden sizes for plots 13 and 14 and both gardens are still considered to meet the needs and expectations of future occupiers because they will be similar in size compared to the other gardens.

Overall, the amendments sought would be negligible, resulting in no additional impact in terms of visual amenity or other material planning considerations.

4. 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.

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). The development is nearly completed and does not impact a priority habitat and impacts less than 25 sq.m of habitat, or 5m of linear habitats such as hedgerow). 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. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats.

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.

5. Representations

Little Clacton Parish Council did not respond to a consultation.

No letters of representation or objection have been received.

6. Conclusion and Recommendation

For the reasons set out the changes would not alter the dwellings and would not give rise to any additional visual impact or harm. Any conditions relevant to the application will be re-imposed, accounting for the related discharge of condition approvals. Accordingly, it is recommended that this variation of conditions application is approved subject to the conditions below.

7. Conditions

1. 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.

19/01598/FUL

0493_A_DD_001
0493_A_DD_010/D
0493_A_DD_013_A
0493_A_DD_017_B
0493_A_DD_018_B
0493_A_DD_019_A
0493_A_DD_020_A
0493_A_DD_021_B
0493_A_DD_023_C

24/00123/VOC

0493_a_dd_014_b Plots 3, 4, and 5 - house type a elevations - rec'd 25/01/24
0493_a_dd_015_c Plots 6-10 and 16-21 - house type b floor plans - rec'd 25/01/24
0493_a_dd_016_c Plots 6-10 and 16-21 - house type b elevations - rec'd 25/01/24
0493_a_dd_012_b Plots 1 and 2 - house type a elevations - rec'd 25/01/24
0493_a_dd_011_b Plots 1 and 2 - house type a floor plans - rec'd 25/01/24

24/01004/VOC

2204-440/02 – Site Layout Plan (eastern section of site only)
2204-440/03 Rev B – Floor Plans and Elevations Proposed Garage - Plot 13

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

2. CONDITION: The development shall be carried out in accordance with the materials and details as approved under conditional discharge approval reference 22/00754/DISCON.

REASON: To ensure that materials of an acceptable quality appropriate to the area.

3. CONDITION: All measures and requirements as set out in the Construction Method Statement as approved under reference 22/00754/DISCON shall be adhered to throughout the construction period for the development.

REASON: In the interests of residential amenity.

4. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 5 of conditional approval reference 22/00754/DISCON.

REASON: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

5. **CONDITION:** No occupation of the development shall take place until a priority junction off Thorpe Road to provide access to the proposal site has been completed. The junction shall include but not be limited to a 6.0-metre wide carriageway, 2no. 6 metre kerbed radii and a 2.4 x 180 metre visibility splay southbound and 2.4 x 205 metre visibility splay northbound.

REASON: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible.

6. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under conditions 7 and 8 of conditional approval reference 22/00754/DISCON.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

7. **CONDITION:** Prior to first occupation of the development each vehicular access shall be constructed at right angles to the highway boundary and to the carriageway. The width of the access at its junction with the highway shall not be more than 3.6 metres (equivalent of 4 low kerbs) for an individual access, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

8. **CONDITION:** The boundary planting as approved under condition 13 of conditional approval 22/00754/DISCON shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

9. **CONDITION:** No dwelling shall be occupied until such time as the vehicle parking area indicated on the approved plans, for that dwelling, has been hard surfaced, sealed and marked out in parking bays. 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.

10. **CONDITION:** Prior to occupation of the development hereby approved, 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, (to include six one day travel vouchers for use with the relevant local public transport operator free of charge).

REASON: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

11. **CONDITION:** The development shall be carried out in accordance with the landscaping drawings and details approved under condition 13 of conditional approval reference 22/00754/DISCON.

REASON: In the interests of visual amenity and the character of the area.

12. CONDITION: All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

REASON: In the interests of visual amenity and the character of the area.

13. CONDITION: The development shall be carried out in accordance with the boundary treatment drawings and details approved under condition 15 of conditional approval reference 22/00754/DISCON.

REASON: To protect the amenities and privacy of occupiers and in the interest of visual amenity.

14. CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Extended Phase 1, Bat Emergence and Reptile Surveys (Hillier Ecology, November 2019) 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 Local Planning Authority 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 (Priority habitats & species).

15. CONDITION: The development shall be carried out in accordance with the information and details approved under condition 17 of conditional approval reference 22/00754/DISCON. The said Reptile Mitigation Strategy shall be implemented in accordance with these approved details and all features shall be retained in that manner thereafter.

REASON: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

16. CONDITION: The development shall be carried out in accordance with the information and details approved under condition 18 of conditional approval reference 22/00754/DISCON and shall be retained in that manner thereafter.

REASON: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

17. CONDITION: The development shall be carried out in accordance with the drawings and details approved under condition 19 of conditional approval reference 22/00754/DISCON. All external lighting shall be installed in accordance with the specifications and locations set out in that scheme and maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

REASON: To allow the Local Planning Authority 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 (Priority habitats & species).

18. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 20 of conditional approval reference 22/00754/DISCON. The surface water drainage scheme shall subsequently be implemented on site in accordance with the approved details prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. - To ensure the effective operation of SuDS features over the lifetime of the development. - To provide mitigation of any environmental harm which may be caused to the local water environment - Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

19. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 21 of conditional approval reference 22/00754/DISCON. The surface water drainage strategy shall be maintained in accordance with these approved details.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

20. **CONDITION:** The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

21. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 23 of conditional approval reference 22/00754/DISCON. Prior to the occupation of the development, the foul water drainage works relating to the development must have been carried out in complete accordance with the approved scheme.

REASON: To prevent environmental and amenity problems arising from flooding.

22. **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

REASON: In the interests of the amenities of the occupants of neighbouring property.

23. **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

REASON: In the interests of the amenities of the occupants of neighbouring property.

24. **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 27 of conditional approval reference 22/00754/DISCON. The footpath shall provide a link to the neighbouring development approved under application 18/01800/DETAIL. The footpath shall be provided in accordance with the details as approved under conditional discharge reference 22/00754/DISCON prior to the first occupation of the development hereby permitted and shall be maintained in perpetuity.

REASON: To ensure adequate pedestrian links, in the interest of highway safety.

8. Informatives

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.

The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

9. 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

10. 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