

September 2018



ALISTAIR FLATMAN **PLANNING**
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PLANNING SUPPORT STATEMENT

Proposed detached family dwelling on infill plot at Croft Farm, High Street, Billingley

Land to rear of Croft Farm, High Street, Billingley

CONTENTS

1	Introduction	1
2	Site Description & Proposed Development	3
3	Planning Policy Review	4
4	Planning Assessment	10
5	Summary	13

1.0 Introduction

- 1.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on an infill plot within the village of Billingley.
- 1.2 The application is submitted on behalf of the landowner.
- 1.3 The site forms part of the extensive driveway and garden area serving Croft Farm which sits to the east. There are further residential units to the south with gardens to the west and north.
- 1.4 The proposal for infill development in green belt settlement is submitted following similar recent approvals at Carr Head Road, Howbrook (via appeal), Huthwaite Lane, Huthwaite (via appeal), land adjacent to Fir Tree Cottage off Chapel Lane, Billingley and Millhouse Lane, Millhouse Green.

Background

- 1.5 This planning application is on the basis of guidance set out at para 145 of the NPPF which allows for infill development in villages. Billingley is identified in the Core Strategy as being a village (para 7.4).
- 1.6 In particular, the Inspector, in the 2016 appeal decision for land at Huthwaite Lane, makes it clear that where a village is listed in the Core Strategy as being a village then infill development should be considered as appropriate development in the Green Belt as set out in para 145 of the NPPF. This is an important consideration in assessing this application.

Planning History

- 1.7 There is no recent relevant planning history for the site. There are a number of historic applications for residential development but these are pre NPPF. Para 145 of NPPF now confirms infill development as being appropriate in the green belt. This is a clear material change in planning policy since previous refusals. Furthermore, as set out in paragraph 1.4 above there are a number of examples in the district where infill residential development has been accepted in the Green Belt.

The Planning Application

- 1.8 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).
- 1.9 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.
- 1.10 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Core Strategy and Local Plan.
- 1.11 The planning application is supported by a comprehensive package of information including:
 - i. Completed application forms, with all certificates signed and dated;

- ii. Architectural Plans prepared by MBooth Design;
- iii. Design and Access Statement prepared by MBooth Design; and
- iv. Planning Statement prepared by Alistair Flatman Planning.

2.0 Site Location and Proposed Development

Site and Surrounds

- 2.1 The site is located in the village of Billingley which sits between the larger settlements of Darfield, Thurnscoe and Goldthorpe. The village sits in the Green Belt.
- 2.2 The site comprises part of the extensive hardstanding area and garden serving Croft Farm, off High Street. There are existing houses to the east and south with extensive garden areas serving existing dwellings located to the west and north. Thus, the site is domestic in its character and appearance and clearly sits within the built form of the village.
- 2.3 The site is not allocated but sits within the Green Belt and Billingley Conservation Area. The Billingley Conservation Area Appraisal confirms the site sits within the village and includes the application site within the same colour coding as the rest of the village.
- 2.4 Access is taken from High Street via an existing driveway.
- 2.5 The site area is circa 0.1ha.

The Proposed Development

- 2.6 The Proposed Development comprises a full planning application for a single detached family dwelling.
- 2.7 The proposed detached dwelling will have 4 bedrooms with living room, dining room and open plan kitchen / dining / living space together with double garage. Access is taken from existing driveway (exiting on to High Street) and layout provides adequate parking and turning for proposed dwelling and adjacent Croft Farm. Private garden space to be provided to the west with new planting along western boundary.
- 2.8 The proposed dwelling is a traditional 2 storey design constructed in stone with reclaimed artificial slate to the roof. Vertical boarded timber garage doors and upvc sash windows completes the material palette.
- 2.9 Further details are set out in the supporting plans and Design & Access Statement submitted with the application.

3.0 Planning Policy Review

National Planning Policy Framework (July 2018)

3.1 The National Planning Policy Framework (revised July 2018) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

3.2 Set out below is a summary and assessment of the relevant sections of the NPPF.

3.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

3.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

3.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

3.6 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 68 confirming the role of smaller sites in meeting housing requirements of an area.

3.7 Paragraphs 73-76 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF)

Promoting Sustainable Transport

3.8 Chapter 9 of the NPPF refers to highways matters with para 109 advising that development should only be prevented or refused on highways grounds if

there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 3.9 The proposed development of a single dwelling will not give rise to any highway safety or capacity issues.

Design

- 3.10 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.

- 3.11 Paragraph 127 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.12 The proposed development has been designed and laid out to ensure the character and appearance of the buildings are in-keeping with their surroundings. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Protecting Green Belt Land

- 3.13 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes;

- To check the unrestricted sprawl of large built up areas.
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.14 Given the location of the site within the village and existing land use (residential) the role of the green belt in this location is limited in terms of the five purposes listed above.

3.15 The NPPF also sets out the types of development considered appropriate in the green belt. This includes limited infilling in villages (para 145). The site is identified as a village in the Core Strategy and there are a number of recent approvals (officer level and at appeal) in the district that confirm the principle of infill development in the Green Belt is appropriate development.

3.16 As such the proposal is considered to be appropriate in terms of principle whilst the design, siting and layout within the village is such that it would not harm the function, visual amenity or openness of the Green Belt in this location.

Meeting the challenge of climate change, flooding and coastal change

3.17 Paragraph 155 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

3.18 Paragraph 170 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.19 Paragraph 175 relates to ecology and biodiversity considerations when determining planning applications.

3.20 The site sits in the village of Billingley with dwellings to the east and south with gardens to the west and north. The site is not subject to any ecological, or landscape designations and is not considered to be a valued landscape. The

quantum of development (one detached family dwelling) will not give rise to any unacceptable levels of pollution or land instability.

- 3.21 There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value.
- 3.22 Paragraph 178 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 3.23 The site of the dwelling has not been subject to previous development – there is no evidence of contamination on site or risks arising from land instability.

Conserving & Enhancing the Historic Environment

- 3.24 With regards Heritage, paragraphs 193 to 202 set out guidance and policies on how to assess effects on heritage assets and the level of harm arising from a proposal. Where less than substantial harm is identified, the NPPF advises at para 196 that LPAs should weigh the public benefits of the proposal against the harm identified. The NPPG advises that the term 'public benefits' can include anything that delivers economic, social or environmental progress as described in the NPPF. Paragraph 201 also advises that not all elements of a Conservation Area contribute to its significance.
- 3.25 The site sits within the Billingley Conservation Area. The site sits in the centre of the conservation area and is surrounded by houses and their gardens. Thus, the conservation area has a clear residential character and appearance. The proposal will maintain the residential character and appearance of the site and retain boundary trees whilst providing opportunities for additional hedge planting along the western boundary. As such it is considered the proposal will result in less than substantial harm to the character and appearance of the Conservation Area

Compliance with the NPPF

- 3.26 Assessing the proposed dwelling against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The site sits in the green belt but does not obviously fulfil one of the five functions of the green belt
 - The proposal consists of infill development within the village of Billingley. This is an appropriate form of green belt development (para 145 NPPF).
 - The proposal will assist in the Council delivering and maintaining its five-year housing land supply.
 - The proposed development will not harm character / appearance of the conservation area. As such the proposal will result in less than substantial harm (para 196 NPPF) in terms of heritage
 - As illustrated by the submitted layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

From the foregoing assessment of the proposed development it is considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

Statutory Development Plan

- 3.27 The Development Plan is formed by the Barnsley Unitary Development Plan (saved policies) and the Barnsley Core Strategy. A number of other Supplementary Planning Documents are also relevant to the proposed development and the emerging Local Plan has some weight.

Barnsley Unitary Development Plan

- 3.28 The Barnsley UDP was adopted in 2000 with some policies subsequently saved in 2007. However, the adopted Core Strategy replaced a number of the UDP policies including GS7, 8 and 9 which relate to development in the Green Belt and BE1 which related to development in Conservation Areas.

Barnsley Core Strategy

- 3.29 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set out below.
- 3.30 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.
- 3.31 Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates.
- 3.32 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.
- 3.33 Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists.
- 3.34 Policy CSP29 sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people.
- 3.35 Policy CSP30 relates to the Historic Environment and seeks to positively encourage the management, conservation and enjoyment of Barnsley's

historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness. Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas.

- 3.36 Policy CSP34 relates to Green Belt but simply confirms the presence of Green Belt within the district. As such, in the absence of any UDP policies or an adopted Local Plan it is considered green belt matters should be assessed against guidance in the NPPF. In this case para 145 and the redevelopment of previously developed sites.
- 3.37 Policy CSP36 deals with biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by maximising biodiversity and geodiversity opportunities in and around new developments.

Emerging Policy – Barnsley Draft Local Plan

- 3.38 The Draft Barnsley Local Plan confirms the site's Green Belt status.
- 3.39 Whilst the supporting text in the emerging Local Plan refers to NPPF para 89 (now para 145) and the appropriateness of infill development in villages, the proposed draft policies do not include this form of development. This inconsistency in the Local Plan is best addressed via the EIP.
- 3.40 The Local Plan was submitted to the Secretary of State in December 2016 and currently subject to an EIP. It can therefore be afforded some weight in the decision making process.

4.0 Planning Assessment

4.1 This Chapter considers the principle of the Proposed Development and an assessment of the application against other policy requirements.

Principle

4.2 The site sits wholly within the Green Belt.

4.3 National and Local Planning policy states that the main aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. As such certain types of development are deemed inappropriate as it may harm the open character and function of the Green Belt. Paragraph 80 of the NPPF sets out the five purposes of the Green Belt, namely:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.4 Given the site location within the village and its existing residential use extensive gardens and areas of hardstanding, it is considered that the site does not readily sit within one of these 5 purposes. As such the harm arising from the proposal in terms of 'inappropriateness' is considered to be limited.

4.5 Paragraph 145 of the NPPF sets out the types of development that are considered appropriate in the Green Belt. This includes infill development in villages. The Core Strategy confirms Billingley as a village that can accommodate limited growth. The appropriateness of the proposal is therefore considered acceptable as confirmed in the 2016 Inspectors decision relating to residential development at Huthwaite. In addition, the proposed single dwelling is considered to be 'limited' both in terms of number and scale. As such the principle of development is considered acceptable.

4.6 As stated above, the role of this site in terms of green belt purpose is limited given its location and existing development on site.

4.7 With regards effect on the openness of the green belt, the proposed dwelling will sit adjacent to 2 existing dwellings within the village envelope. The dwelling is 2 storey, stone built of a traditional design to reflect the character of the village. The proposal utilises an existing access point and sits on existing driveway / garden area. As such there is no incursion beyond the built environs of the village. The proposed garden area will be formed on part of the existing extensive garden serving Croft Farm so there is no incursion of domestic paraphernalia into the green belt.

4.8 Overall, the proposed detached dwelling is considered to comprise a limited infill development in an existing village and is therefore appropriate development in the Green Belt.

4.9 With regards Core Strategy policies, Policy CSP1 sets out how the LPA will deal with climate change and goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce

the risk of flooding and promoting the use of sustainable drainage systems. Policy CSP4 deals with flood risk and states all development proposals on brownfield sites should reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates. Policy CSP8 refers to Location of Growth and states Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs. In this case the proposal is consistent with Green Belt policy as set out above.

- 4.10 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Finally, Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists.
- 4.11 The development of single detached family dwelling in the centre of an existing village would comply with these policies in that it constitutes development of an existing residential site (hardstanding and garden) and is in a location accessible to public transport with bus stops within walking distance of the site (within the village and on the A635 circa 700m to the south).
- 4.12 Overall the proposal is consistent with policies and guidance set out in the NPPF and Core Strategy.

Design and Heritage

- 4.13 Policy CSP29 sets out design principles whilst policy CSP30 refers to development in conservation areas and seeks to ensure proposals protect or improve the character and appearance of the conservation area. As previously stated the character and appearance in this location is residential.
- 4.14 The proposed dwelling will be a 2 storey building constructed in second hand stone and artificial slate. The design is traditional in its appearance to ensure it sits comfortably on site and with its residential surrounds. The access will be via the existing driveway and garden area uses part of the existing substantial garden serving Croft Farm. The proposed plans together with details set out in the Design and Access Statement demonstrates how this 2 storey detached dwelling can be comfortably accommodated on the site. The proposed layout provides adequate space for additional landscaping as well which will have amenity and ecological benefits.
- 4.15 As such it is considered the proposed development is appropriately designed to reflect its village location and the residential character and appearance of the conservation area. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Core Strategy Policies CSP14, CSP29 and CSP30, the Designing New Housing Development SPD and the South Yorkshire Residential Design Guide.

Highways

- 4.16 The site will be accessed via the existing access from High Street. Adequate parking and turning is provided on site. Furthermore, trip generation from a single dwelling will be minimal and thus the proposal will not give rise to any severe cumulative impacts in terms of safety or capacity. Furthermore, as

stated above, the site is within walking distance of local bus services in the village and on the A635.

- 4.17 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Core Strategy policy CSP26.

Residential Amenity

- 4.18 The siting, design and layout of the proposed dwelling is such that there will be no issues of overlooking / loss of privacy and future occupiers will have adequate private amenity space.

Drainage and Flood Risk

- 4.19 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.
- 4.20 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal complies with relevant National and Local planning policies. As such there is no planning reason why planning permission should not be granted for the proposal.

5.0 Conclusion

- 5.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on an infill plot within the village of Billingley.
- 5.2 The proposal for infill development in green belt settlement is submitted following similar recent approvals at Carr Head Road, Howbrook (via appeal), Huthwaite Lane, Huthwaite (via appeal), land adjacent to Fir Tree Cottage off Chapel Lane, Billingley and Millhouse Lane, Millhouse Green.

Background

- 5.3 This planning application is on the basis of guidance set out at para 145 of the NPPF which allows for infill development in villages. Billingley is identified in the Core Strategy as being a village (para 7.4).
- 5.4 In particular, the Inspector, in the 2016 appeal decision for land at Huthwaite Lane, makes it clear that where a village is listed in the Core Strategy as being a village then infill development should be considered as appropriate development in the Green Belt as set out in para 145 of the NPPF. This is an important consideration in assessing this application.

Site Location and Proposed Development

- 5.5 The site is located off High Street in the village of Billingley which sits between the larger settlements of Darfield, Thurnscoe and Goldthorpe. The village sits in the Green Belt and Conservation Area. The site comprises part of the extensive hardstanding area and garden serving Croft Farm. There are existing houses to the east and south with extensive garden areas located to the west and north. The site is domestic in its character and appearance. Access is taken from High Street via an existing driveway. The site area is circa 0.1 ha.
- 5.6 The Proposed Development comprises a full planning application for a single detached 4 bed family dwelling. Access is taken from existing driveway (exiting on to High Street) and layout provides adequate parking and turning for proposed dwelling and adjacent Croft Farm. Private garden space to be provided to the west with new planting along western boundary. The proposed dwelling is a traditional 2 storey design constructed in stone with reclaimed artificial slate to the roof. Further details are set out in the supporting plans and Design & Access Statement submitted with the application.

Assessment

- 5.7 This planning application is submitted on the basis of guidance set out at para 145 of the NPPF which allows for infilling in villages. Billingley is identified in the Core Strategy as being a village. There have been numerous recent approvals within the District for such development including a scheme for 4 dwellings in Huthwaite (Feb 2016) where the Planning Inspector confirmed the appropriateness of infill development in green belt villages. As such the principle of development is considered acceptable.
- 5.8 The role of this site in terms of green belt purpose is limited given its location and existing development on site. With regards effect on the openness of the green belt, the proposed dwelling will sit adjacent to 2 existing dwellings within the village envelope. The proposed dwelling is 2 storey, stone built of a traditional

design to reflect the character of the village. The proposal utilises an existing access point and sits on existing driveway / garden area. As such there is no incursion beyond the built environs of the village so there is no incursion of domestic paraphernalia into the green belt. As such there will be no harm to the open character or appearance of the green belt in this location.

- 5.9 The site sits with the conservation area. The character of the conservation area is residential and as such this traditionally designed, stone built 2 storey dwelling is entirely in-keeping with its surrounds. The proposal is therefore well designed and preserves the residential character and appearance of the conservation area. As such, the proposal complies with Core Strategy policies CSP29 and CSP30.
- 5.10 In addition, the site is within walking distance of bus stops and the development proposes to deliver a high quality residential development that is needed when the council cannot identify the necessary five-year housing land supply.
- 5.11 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development and the scheme is wholly compliant with national and local planning policy.
- 5.12 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.