

Recommendation Report for Planning Permission

REF NO: BN/125/25/PL

LOCATION: Land South of The Hollies
84 Barnham Road
Eastergate
PO22 0ES

PROPOSAL: Construction of 2 No. dwellings (C2 Residential Institutions), in association with the Hollies, and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct two dwellings (C2) along with associated parking. These will be used as care homes for children.
TOPOGRAPHY	Predominantly flat.
TREES	There a TPO tree to the front of the site and to the eastern boundary.
BOUNDARY TREATMENT	Close boarded fencing to the rear and western boundary, in combination with white rendered brick walls approximately 1.8m - 2m in height.
SITE CHARACTERISTICS	The site is in an Area of Character in the centre of Barnham and the property immediately to the south is a Grade II listed building. The site contains a former care home - a two-storey building with a multi-pitched hipped roof, and a single-storey rear addition which extends from the eastern elevation. It sits to the rear of the plot with lawn to the front. The plot is large and heavily treed to the eastern boundary forward of the building on site.
CHARACTER OF LOCALITY	The surrounding area to the west, north and east is residential with services and retail uses along Barnham Road to the south and Barnham Railway Station on the other side of the road to the west. The Area of Character description notes the "collection of Edwardian style dwellings (which) enhances the area substantially, reflecting the growth of the settlement after the completion of the railway junction.

RELEVANT SITE HISTORY

BN/21/22/PL	Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as	ApproveConditionally 27-10-22
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new dwellings.

BN/78/25/PL	Conversion of former care home to 2 No dwellings and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.	ApproveConditionally 15-08-25
BN/44/23/PL	Variation of condition imposed under ref BN/21/22/PL (as already varied under ref BN/165/22/PL) relating to Condition 2 - approved plans.	ApproveConditionally 23-05-23
BN/165/22/PL	Variation of condition imposed under ref BN/21/22/PL relating to Condition 2 - approved plans.	ApproveConditionally 01-02-23

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

1 letter of objection.

- Objection due to the close proximity of the detached property (86 Barnham Road) which is to the west of this proposed development. All privacy will be removed from this property.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No objection subject to a condition regarding noise.

ADC Ecology - No objection subject to conditions.

Southern Water - Request a condition for details of drainage and maintenance.

Conservation Officer - The development will have a neutral impact on the heritage assets.

ADC Drainage - Object. Insufficient information has been submitted to support the proposed SuDS design, as such, it cannot be confirmed that the scale and layout of the proposed development can be implemented without increasing flood risk.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built Up Area Boundary
 Prone to Groundwater Flood Risk >75%
 Tree Preservation Order
 Listed Building to the southern boundary
 Area of Character

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
WDM2	W DM2 Flood Risk
QESP1	QE SP1 Quality of the Environment
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
WDM3	W DM3 Sustainable Urban Drainage Systems
HDM2	H DM2 Independent living and care homes
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality

[Barnham and Eastergate Neighbourhood Plan 2019](#) Green Infrastructure and Ecosystem Services [POLICY ES15](#)

Barnham and Eastergate Neighbourhood Plan 2019 Reducing Flood Risk
 POLICY ES1b

Barnham and Eastergate Neighbourhood Plan 2019 Conserving and enhancing Non-designated
 POLICY ES7 Heritage Assets

Barnham and Eastergate Neighbourhood Plan 2019 Parking and new development
 POLICY GA4

Barnham and Eastergate Neighbourhood Plan 2019 Windfall sites
 POLICY H2

Barnham and Eastergate Neighbourhood Plan 2019 Settlement boundary
 POLICY H8

Barnham and Eastergate Neighbourhood Plan 2019 Quality of design
 POLICY ES5

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that the proposal has not demonstrated it is in compliance with policy W DM3 of the Arun Local Plan and the NPPF.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG)

- 10.69% in habitat units.
- 86% increase in hedgerow units.

CONCLUSIONS**PRINCIPLE**

The site is located within the Built-Up Area Boundary (BUAB), as defined by policy SD SP2 of the Arun Local Plan (ALP) and policy H8 of the Barnham and Eastergate Neighbourhood Development Plan (BENDP2), where the principle of residential development is supported.

Policy H2 of the BENDP2 allows for windfall sites where these are in the BUAB and subject to other criteria.

It is a sustainable site, within the BUAB and the principle of development is supported, subject to consideration against other policies within the Development Plan. Notwithstanding this, it is acknowledged that the Council cannot demonstrate a 5-year housing land supply (3.23 years) and weight would be afforded to the fact that the development would make a small contribution to the Council's identified housing need.

INDEPENDENT CARE HOME

ALP policy H DM2 permits new independent living and care homes where it complies with the below criteria.

- a. The scheme is located within the built up area boundary if it is a new facility; The site is within the built-up area boundary.
- b. The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities; The site is within walking distance to Barnham Railway Station and its local shops/services.
- c. The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme.; The layout appears suitable for varying users. 3 of the bedrooms have their own bathroom and the ground floor plan appears to be accommodating for wheelchairs.
- d. The design and scale of the scheme shall be appropriate to the local context; The property is in keeping in scale with neighbouring properties.
- e. Amenity space shall be provided; The properties have their own private amenity space and garden is retained for the neighbouring care home on site 'The Hollies'.
- f. Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle; The location is suitable and discussed further below.

The properties are proposed for use as children's care home. Each home would provide facilities for staff to live on site to support a maximum of three children between the ages of 6 to 18 years. There is a bedroom proposed for each child and for a staff member to sleep overnight, while a further staff member is awake and on duty. There would be two staff members at the home for day/evening, working on a 2 days on, 4 days off shift pattern and a house manager who would arrive for regular working hours of 9am-5pm.

The use of the properties for the purpose of care would be in keeping with the wider site which has an existing care home.

The proposal would comply with ALP policy H DM2.

DESIGN, VISUAL AMENITY AND LANDSCAPING

Para 135 of the NPPF details design requirements for new developments. ALP policy D DM1 considers aspects of form and design quality. Policy D SP1 of the ALP requires that development proposals make efficient use of land but reflect the characteristics of the site and local area.

Policy ES5 of the BENDP2 refers to design quality and reflects the context and type of landscape where development is located.

The Arun Design Guide (ADG) provides detailed guidance that will help raise design standards. Section P refers to infill development and states that the scheme should emulate the established pattern of building height, scale, plot width, boundary treatment. Consideration must also be given to effects on the existing character and appearance of the streetscape and how this may be enhanced or preserved.

The site is large and has a detached two storey building which has been used as a care home. This has

been closed for some time and is situated to the rear, north of the site, with an access road running along the western boundary. The south of the site formed a garden area for the care home. The proposal seeks to construct two detached dwellings to the south of the existing care home.

The dwellings will be sited centrally on site, with a west facing principal elevation, constructed of red brick and roof tiles. The dwelling will have a hipped roof with porch and bay window detail. The dwellings are set back from the existing access road and plot boundary with green space. The dwellings do not appear unduly large, nor appear as an overdevelopment on site.

A parking area is located to the south of the dwellings. This provides 9 spaces for the dwellings and a visitor space. Due to its location, it does not form a prominent view as you enter the site and is softened with retained green space. There is also a large TPO tree which is visible upon entry to the site and helps to prevent views from the south.

The area features a variety of housing styles and the design proposed would not be out of character with the area. Due to the siting of the properties, set back 38m from the front boundary, they are unlikely to be visible from the street scene. The houses would be well screened by mature trees along the boundary to the east.

Hedging will be retained to the west and additional planting and a post and rail fence will be situated along the access and boundary between the dwellings. This boundary screening is appropriate for the site and area.

The built form is comparable with the adjoining development and does not appear cramped or as an overdevelopment. This layout responds well to the prevailing character of the area and complies with the Arun Design guidance.

The development would not result in harm upon the character of the area and comply with ALP policies D SP1 and D DM1, policies ES5 of the BENDP, and ADG.

RESIDENTIAL AMENITY

ALP policy QE SP1 requires all development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity. Policy D DM1(3) indicates planning permission will only be granted where it has minimal impact on the users or occupiers of nearby land.

The ADG sets out the following guidance on interface distances between houses:

- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

Sufficient separation is retained to all boundaries to ensure the dwellings do not appear overbearing or overshadowing. There will be two side facing windows looking south to Plot 1 and to the north of Plot 2 however due to the separation between nearby occupiers, it would not result in demonstrable harm due to overlooking.

To the rear, there is 11m retained to the boundary. This adjoins the garden and boundary of No.28 Market Close. First floor windows are proposed and will serve bedrooms. These windows will give rise to views which are currently not achievable. However, the views are not considered significant to warrant refusal. This is due to the siting which when looking at a 45 degree angle, is not likely to provide demonstrably harmful views into neighbouring windows or gardens. There is also significant planting along the boundary and one of the trees is subject to a TPO. The ADG states 14m should be retained

from the back to side of adjacent properties. In this case, the proposal complies with this with 14.5m achieved.

The proposal would result in additional comings and goings from the site however with only two properties proposed, this is not significant. It is noted that the site has permission for 5 dwellings.

The development would not result in an adverse impact on living conditions of occupiers of neighbouring dwellings by reason of overbearing, overlooking, or overshadowing. The development would accord with ALP policies D DM1 and QE SP1.

SPACE STANDARDS

ALP policy D DM2 states that the planning authority will require internal spaces to be of an appropriate size and that the Nationally Described Space Standards apply.

Policy H.04 of the ADG advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. It states rear gardens should have a minimum depth of 10.5m and buildings should be set back by 2m from the plot boundary to mark defensible space.

The dwellings will have an internal area of approximately 122sqm. This exceeds requirements.

Each property will have a private amenity space. This will have a depth of 11m and consist of grass with a small patio area. The gardens are a sufficient size. Plot 2 does have a TPO tree, located near the eastern boundary. This is likely to provide some overshadowing and debris from fallen leaves etc however is acceptable.

The proposal complies with ALP policy D DM2 and the ADG.

PARKING/HIGHWAYS

Regard should be had to para 116 of the NPPF which states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

ALP policy T SP1 supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision. Arun has its own adopted Parking Standards SPD.

BENDP2 policy GA4 states that development proposals will be supported only if they include the maximum level of off-street parking consistent with the most current standards.

The site is located off Barnham Road. The proposal seeks to utilise the existing access into the site. A new internal road will be created for access to a parking area which will serve the dwellings. The proposal allows for turning and parking on site for both units. Both units have 4 no. parking spaces (three for members of staff and a vehicle for the home use). 1 space is also provided for visitors.

ADC Parking Standards require a 4 bed property within this area (Parking Zone 2) provide 3 parking spaces per dwelling. The proposal exceeds this requirement.

WSCC Highways were not consulted on this application, however did comment on the previous application for 5 dwellings and had no objections. As this proposal utilises the same existing access from Barnham Road and seeks fewer dwellings it is not considered to result in harm upon the highway.

Cycle storage is shown in the rear gardens. This will be conditioned.

Subject to conditions, the proposals would provide a safe and suitable access, and adequate parking and would not give rise to unacceptable highways safety or operation impacts. The proposals would therefore accord with ALP policy T SP1, policy GA4 of the BENDP and the ADC Parking SPD (2020).

FLOOD RISK AND SURFACE WATER DRAINAGE

ALP policy W DM2 seeks to limit development in areas at risk of flooding and W DM3 requires all development identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Paragraph 173 of the NPPF states local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

BENDP2 Policy ES1b states development on undeveloped land must demonstrate that surface water runoff will be returned to re-development greenfield criteria.

The site is in Flood Zone 1 (low probability of river or sea flooding). Arun Mapping shows that more than 75% of the surrounding 1km grid square is prone to groundwater flooding, therefore this may have an implication for drainage.

With regards to surface water drainage, the drainage strategy states that both the foul and surface water runoff from the property currently discharges via a combined drain within Barnham Road. The proposal seeks to divert the surface water to a nearby surface water sewer. The foul water will remain in the foul sewer. The hard paved areas are to be constructed from a permeable surface. An attenuation tank is also proposed to provide additional storage to cater for climate change and urban creep.

ADC Drainage Engineers have been consulted and provided an objection. They note that infiltration has been ruled out however no evidence of the ground investigations which support the design have been submitted. Without evidence of the ground investigations, it cannot be confirmed that they are compliant or accurate and therefore the runoff disposal location may not accord with the hierarchy for sustainable drainage. No evidence has been submitted to demonstrate that the principle of this connection proposed to the sewer is acceptable to the asset owner (assumed to be Southern Water). The discharge rates and volumes should be agreed in writing and confirmation of available capacity should be submitted. No assessment of interception drainage has been submitted. There were also some discrepancies between levels which when modelled show that the system may need further storage, it is unclear what capacity may be required or where it may be stored.

The agent has provided a response to some of the comments and note that as per Southern Waters comments, they can facilitate foul sewerage /surface water run off disposal to service the proposed development. However, further consultation has not taken place.

With an outstanding objection, the application has not demonstrated that it can be adequately drained. As a result, the proposal has not identified that it could be constructed without increasing flood risk elsewhere and is in contradiction to ALP policy W DM3 and the NPPF.

FOUL DRAINAGE

The site lies in the Lidsey Wastewater Treatment Catchment Area. ALP policy W DM1 states all development must demonstrate that adequate drainage capacity exists or can be provided as part of the development.

The proposed foul water network is to be connected to the existing foul water system on site via the construction of a new chamber over the existing drain. A CCTV drainage survey was carried out on the

existing drainage network which recorded a blockage downstream of the proposed connection point. Remedial works should be undertaken and a second survey completed to ensure the system is sealed. The Drainage Engineers have noted that no Lidsey Drainage Statement has been provided. Their drainage statement however does note that only foul water from the development will discharge into the public foul sewer as to not overload the system.

Southern Water require a formal application for a connection to the public foul sewer to be made by the applicant or developer and have recommended a condition to secure this. Further details could be secured via condition in the event of an approval to ensure that the development would accord with ALP policy W DM1.

ECOLOGY AND BIODIVERSITY

ALP policy ENV DM5 states development shall seek to achieve a net gain in biodiversity. BENDP2 policy ES15 states that development must assess the impact upon biodiversity corridors.

The site is dominated by modified grassland with 4 trees present to the eastern boundary. A hedgerow of approximate 27m length runs along the western boundary.

The site is assessed as having low suitability for foraging and commuting bats and lacks suitable vegetative structure for reptiles. The scattered trees and hedgerow provide nesting habitat for a range of bird species although no bird nests were observed during the survey. The site is suitable for hedgehogs. No species are to be impacted as a result of the development. A number of enhancements are proposed which include provision of a bat box, bird boxes and a hedgehog nest box.

The site is subject to mandatory biodiversity net gain. The BNG report shows an increase of 10.69% in habitat units and an 86% increase in hedgerow units. Two trees will be planted to each property and an area to the south will provide native scrub and additional native hedging will also be planted.

Subject to conditions securing the enhancements, the proposal will comply with ALP policy ENV DM5 and the NPPF.

TREES

ALP policy ENV DM4 seeks to protect trees on site.

The site is subject to two TPO's which cover 1No. Copper Beech (T1) tree to the southern boundary and 1No. Common Ash (T2) tree to the eastern boundary, located within the garden of Plot 2.

No trees will be removed to enable the proposal. There will however be some minor works within the root protection area (RPA) of T1.

The only works within any Root Protection Area (RPA) relate to resurfacing the existing driveway where it already encroaches upon T1. The proposed new access surface has been designed to skirt the periphery of the RPA of T1 and will utilise a permeable, load-bearing construction to minimise any direct effect on the tree.

Tree protection fencing will be in place to protect the trees and their RPA from the development. This will consist of Heras panels with angled supports.

The ADC Tree Officer has been consulted although has not provided comment. In the absence of comments, it would be unreasonable to refuse the development.

Subject to conditions to ensure tree protective measures are in place, the proposal is not considered to

result in adverse harm upon trees on site and complies with ALP policy ENV DM4.

HERITAGE ASSETS

ALP policy HER SP1 and HER DM1 stresses designated heritage assets including Listed Buildings and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM4 states that planning permission within Areas of Character will be granted subject to new development preserving and where possible, enhancing the special character of these areas.

Paragraph 212 of the NPPF states when considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 216 states 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

BENDP2 policy ES7 states development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages.

The site is in the vicinity of a Grade II listed building, an 18th-century detached cottage to the south fronting Barnham Road. It is also located within the Barnham Road Area of Character- a non-designated heritage asset for the purposes of the NPPF.

The site is occupied by a large detached two-storey building which has been altered and extended and was in use as a residential home prior to its closure. It sits to the rear of the plot with a lawned area to the front of it, being clearly separated from the listed building. The plot is large and heavily treed to the eastern boundary forward of the existing building. It is noted that the surrounding plots are smaller as a result of previous sub-division to create new homes.

The new houses are to be set back from the garden space of the listed building through the provision of an area of hardstanding which will form a parking yard, along with a communal area with a retained tree. This helps to separate the development from the listed building and screen views in from the road. The dwellings are of a standard design and the success will come from the materials proposed.

The Conservation Officer has stated that the development will have a neutral impact on the heritage assets and there is no harm to its significance nor that of the non-designated asset.

The proposal complies with ALP policy HER SP1, HER DM4, HER DM1 and the NPPF.

CLIMATE CHANGE

ALP policy ECC SP2 requires residential development be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems.

The development proposes a minimum of 3.No PV solar panels to the south facing roof of each house. In addition the houses will be of high quality materials with low energy ventilation and heating system. EV charger are also proposed. These details are not shown on the plans and therefore a condition will be included for details to be approved.

Subject to condition, the proposal would comply with ALP policy ECC SP2.

SUMMARY

The development falls within the BUAB where the principle of development is acceptable subject to compliance with relevant policies. The proposal is compliant with policy in matters surrounding design and character, residential amenity, transport and parking and biodiversity. The proposal does conflict with drainage policy due to the lack of sufficient surface water drainage evidence and details and it cannot be concluded that surface water from the proposal can be adequately drained in a policy compliant way and not increase flood risk elsewhere in conflict with policy W DM3 and the relevant paras of the NPPF.

Notwithstanding paragraph 11 of the NPPF, the proposal is not in conflict with policies that seek to control the location of development or those that seek to deliver housing. In this instance, the policies of particular importance to the determination of the application, policy W DM3, is not considered out of date.

Paragraphs 181 and 182, state that flood risk should not be increased elsewhere as a result of development. The impact from flooding may affect not only (newly introduced) occupants but areas further afield, such that the increased risk of flooding is given substantial weight.

Overall, the moderate benefits arising from the dwellings for care home use, are outweighed by the significantly demonstrable negative impact as discussed above. The application is therefore recommended for refusal.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

REFUSE

- 1 The proposal has not satisfactorily demonstrated that the development can sustainably drain surface water. As such, it has not been proven that the development can be adequately drained and would not increase flood risk elsewhere. This is in conflict with policy W DM3 of the Arun Local Plan and the NPPF.
- 2 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.