

Recommendation Report for Planning Permission

REF NO:	LU/163/25/PL
LOCATION:	Strawberry Field Courtwick Lane Littlehampton BN17 7PD
PROPOSAL:	Amendment to LU/59/24/PL to allow for the formation of overspill car park, rationalisation of existing car park and formation of residents garden including fence panels (resubmission following LU/310/24/PL). This application may affect the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks planning for the formation of an overspill car park, rationalisation of existing car park and formation of residents garden including fence panels. This is a resubmission of LU/310/24/PL, and amends aspects approved under LU/59/24/PL, for the change of use from a gym to supported living units for adults with learning disabilities.
SITE AREA	1370sqm
TREES	TPO/LU/2/22 is on the site, and covers a number of trees within the vicinity. Only T1 (Lime Tree) would be affected by the works.
BOUNDARY TREATMENT	Limited boundary treatment to the southern and western boundaries. Timber fencing and flint walling to the east and northern boundaries.
SITE CHARACTERISTICS	The site comprises a care home providing accommodation and personal care for people with a learning disability, and some associated physical and/or sensory disabilities.
CHARACTER OF LOCALITY	The wider character of the locality is predominantly residential, comprising a mix of uses falling under C2 and C3. Courtwick Park, a residential care home providing accommodation for up to 10 people with learning disabilities, is situated to the north west of the site.

RELEVANT SITE HISTORY

LU/310/24/PL	Amendment to LU/59/24/PL to allow formation of overspill car park, rationalisation of existing car park and formation of residents garden including fence panels. This application may affect the setting of a listed building and in CIL Zone 2 (Zero Rated) as other development.	Refused 11-03-25
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LU/92/25/DOC	Approval of details reserved by condition imposed under reference LU/59/24/PL relating to condition number 3 - details of windows and doors and condition number 5 - Biodiversity Enhancement Layout.	DOC Approved 24-06-25
LU/59/24/PL	Change of use of the ground and first floor from gym to provide 6 No. supported living units (C2 use) for adults with learning disabilities and insertion of new windows and rooflights to the front, rear and side elevations. This application may affect the setting of a listed building. This application is in CIL zone 2 and is CIL liable.	ApproveConditionally 19-06-24

Relevant planning history noted.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC CONSERVATION OFFICER

No objection subject to the submission of further details regarding the proposed landscaping scheme for the staff car park.

ADC ECOLOGY OFFICER

No objection subject to conditions.

WSCC HIGHWAYS

No objection. The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

SOUTH DOWNS NATIONAL PARK

No objection.

NATURAL ENGLAND

No response.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Requested conditions applied below.

POLICY CONTEXT

Built Up Area Boundary
Grade II Listed Building(s)
Arun Valley IRZ
Archaeological Notification Areas
CIL Charging Zone 2

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
ENVDM4	ENV DM4 Protection of trees
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development

<u>Littlehampton Neighbourhood Plan 2014 Policy 1</u>	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town

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 comply with relevant Development Plan policies in that it would not result in adverse harm to residential or visual amenity, character of the area, heritage assets, highways, nor biodiversity.

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.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG) and the following is a summary of the key points:

- Net loss of -29.8% (0.10 units) of Habitat Units. Off-site provision is required to meet 10% BNG.
- Creation of 0.04 Hedgerow Units.

CONCLUSIONS

BACKGROUND

An application for the change of use of the property from a gym to 6 No. supported living units (C2 use) for adults with learning disabilities (LU/59/24/PL) was approved in 2024. This included external garden amenity space and ancillary parking for the residents and visitors of the site. These external areas are subject of this application, which seeks amendments to the landscaping of the site, alongside additional parking and boundary treatments.

LU/310/24/PL for a similar proposal was previously refused, as a result of adverse harm to the heritage asset, character and visual amenity, and omission of BNG information. This application seeks to overcome the previous reasons for refusal.

PRINCIPLE

The site is in the Built-up Area Boundary as set out in Arun Local Plan (ALP). The proposal is acceptable in principle subject to compliance with other policy considerations.

The key Development Plan policies relevant to this application are D DM1, D DM2, ENV DM1, ENV

DM5, ENV SP1, HER DM1, HER SP1, QE SP1, SD SP1, SD SP2, T DM1 and T SP1 of the Arun Local Plan. The Arun Parking Standards SPD is of relevance to this application, and the Arun Design Guide.

Littlehampton has a 'made' Neighbourhood Development Plan (LNDP), of which policies 1 and 2 are relevant. Policy 1 concerns the presumption in favour of sustainable development, and Policy 2 a spatial plan for the town, concentrating development within the Built Up Area Boundary. The proposal is in compliance with these policies.

The principle of development is acceptable, subject to compliance with material considerations and relevant policies below.

BROWNFIELD LAND

Paragraph 125(c) of the NPPF states that, within planning decisions, substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Annex 2 gives the definition for brownfield (referred to as 'Previously Developed Land'). Whilst this includes land in the curtilage of other developed land, land which falls within built-up areas such as residential gardens is excluded from being classified as 'Previously Developed'.

In this instance, the development of brownfield land is afforded negligible weight, as the works concern only cosmetic changes to the visual appearance and layout of the site.

DESIGN AND VISUAL AMENITY

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including character, appearance, density, scale, innovation, adaptability, residential amenity impact, trees, and crime prevention.

The proposal includes a number of works comprising the creation of an overspill staff parking area; rationalisation of the existing parking area, including formation of two access points; and installation of boundary fencing to create resident gardens. These works will have an impact to the visual amenity of the site, and character and appearance of the surrounding area.

The overspill staff parking will be created to the east of the site, on an existing open space laid to lawn. This space serves as a green space which contributes positively to the semi-rural character and nature of Courtwick Lane. The development will result in the partial surfacing of this lawn with asphalt, to create 6 new parking spaces. Soft landscaping and planting will subsequently be utilised in the remaining lawn areas, to screen the parking and soften this space. The creation of this parking area will result in the introduction of a suburban character within the street scene, which will appear incongruous with the existing openness this space currently affords the lane. Whilst this will change the character and appearance of this part of the site, and the surrounding street scene, this harm to visual amenity is not such that it warrants refusal. The soft landscaping and planting proposed will aid the screening of this parking area, and help to retain the semi-rural and green character of Courtwick Lane, and subsequently will negate any demonstrable impacts on the character and appearance of this street scene.

The rationalisation of the parking area will comprise the installation of 10m of 1.2m high estate style fencing and gate. This will separate the parking for Strawberry Fields from the access to parking for Court Wick Park House, and will create an additional access point within the driveway to these two properties. This will be set 20m from the street scene, and as a result of its modest and low height, will not unduly intrude on the visual appearance of the site nor its surroundings. This is a substantial improvement from the previous boundary treatment proposed under LU/310/24/PL, and subsequently

overcomes the associated issues with the previous proposal. The creation of bin store area associated with this parking is acceptable, and will have no impact on the visual amenity of the site.

The proposal will include the creation of a lawned garden for residential use, with approximately 40m of 1.8m high timber close boarded fencing to the south, west and north elevations. It is understood a fence of this height is deemed necessary for the privacy and security of the associated residents. Whilst this fencing on its own would result in a closed and utilitarian appearance to the entrance of the site, which would have negative implications to the open and green character of the street scene, a hedgerow has been proposed to the front of this fencing. This hedging will help to screen the fencing from the public realm, and will soften this boundary to the front entrance and principal elevation of the site. Whilst this will result in some enclosing of the street scene, by bringing high level boundary treatment close to the highway, the installation of soft landscaping will help to create a relief between built form, and will reduce the imposition of this fencing on the character and appearance of the street scene.

The proposed scheme has overcome the previous reasons for refusal in respect of visual amenity and character, and is now in accordance with policies D DM1 and D SP1 of the Arun Local Plan, the Arun Design Guide, and NPPF.

RESIDENTIAL AMENITY

Policy D DM1(3) requires the consideration of impacts of neighbouring amenity such as loss of sunlight, privacy and outlook and unacceptable noise and disturbance. In this instance the primary concern is the potential for noise and disturbance, as there will be no change to the structure of the building to result in a change in existing overbearing or overshadowing.

Policy QE SP1 requires that all development contributes positively to the quality of the environment and ensures that development does not have a significantly negative impact upon residential amenity.

The proposal would include the installation of 1.8m high close boarded fences, and 1.2m high style estate fencing. Given the location and nature of this boundary treatment, and separation from neighbouring properties, it would not give rise to any adverse overbearing or overshadowing impact on residential amenity.

The introduction of additional parking on site would result in a minor increase in vehicle movements in a different part of the area. This would result in some noise pollution and disturbance from the use of these vehicles, however this would not be unduly harmful, given there would be no more vehicle parking than that approved under LU/59/24/PL. The only difference would be the location of this parking; yet this would not be materially more harmful.

The proposal would not unacceptably harm the amenities of neighbouring occupiers and as such is in accordance with policy D DM1(3) and QE SP1 of the Arun Local Plan.

HIGHWAYS, PARKING AND ACCESS

Para 116 of the NPPF states: "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."

The site is at the end of Courtwick Lane, which is a no through road, connecting the buildings at Strawberry Fields and Court Wick Park to Kingfisher Drive and further to the A284. This track has little access to any other nearby properties, and subsequently traffic levels on this highway is minimal, and mostly associated with movements at Court Wick Park.

Arun adopted Parking Standards SPD in Jan 2020, requiring certain minimum parking spaces be provided by developments. This standard does not provide specific requirements for C2 uses, rather stating that parking provision will be determined on a case by case basis on travel plan and needs. The previous provision of 14 spaces on site under LU/59/24/PL was acceptable at the time of determination for meeting the needs and demands of users of the site. This number of spaces has increased by 4 due to the expansion of the site boundary line to include the existing parking spaces to the north of the site. This is as indicated by the 18 spaces stated within the Application Form. However, the number of spaces defined specifically for use by Strawberry Field is shown on the proposed plans as being 11, with the further 7 appearing to be for Court Wick Park House. This is a loss of 3 parking spaces from the previous application.

It is noted that the site is in a fairly sustainable location, with access to nearby shops and transport links. There are visitor parking bays available in Ernest Fitches Way and William Dyer Grove, around 40m from the property. Subsequently, other parking spaces are available nearby off site. Whilst the reduction of spaces by 3 for use by Strawberry Field is not preferable, on balance with the availability of visitor parking in neighbouring roads, this would not have adverse harm on highway amenity or parking capacity in the area. Refusal on the grounds of insufficient parking provision is therefore unwarranted.

WSCC Highways raised no objection in respect of the proposed works. It was determined that the proposals would not have an unacceptable impact on highway safety or result in cumulative impacts on the operation of the highway network.

The proposal is acceptable, and in accordance with T DM1 and T SP1 of the Arun Local Plan, the Arun Parking Standards and the NPPF.

BIODIVERSITY

The proposal falls within the Arun Valley IRZ SAC boundary, which concerns Swans and waterfowl. Subsequently, any works in this zone should ensure that developments will not have an adverse impact on the habitat in the area and will seek to preserve and enhance the wildlife and biodiversity in the area. This is required by policy ENV DM1 of the ALP.

ALP policy ENV DM5 states: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not)."

The proposed development is such that there will be no adverse harm to the Arun Valley IRZ; and as such an Appropriate Assessment is not required. The development is therefore in accordance with policy ENV DM1 of the ALP.

Biodiversity Net Gain for small sites became a requirement on the 2 April 2024 and requires developments to provide 10% BNG. Whilst LU/59/24/PL was exempt from BNG due to being a de-minimis development and validated prior to the 2 April, this application is separate, and no longer exempt. Within this application, the site boundary has increased to approximately 0.52ha within the blue boundary line, and includes the loss of approximately 170sqm of on-site habitat (in the form of vegetated lawn to the east). This exceeds the 25 sqm exemption granted for developments.

The application has been accompanied by a BNG metric, statement and PEA. The BNG Metric shows the net loss of -29.8% (0.10 units) of Habitat Units on site, and creation of 0.04 Hedgerow Units. This demonstrates that 10% BNG cannot be achieved on-site, and therefore must be secured elsewhere;

either off-site or through the purchase of credits. A condition has been applied below securing a BNG Plan, and provision of Off-site contributions.

Section 5.3 of the PEA sets out the following ecological enhancements to meet the requirements of ENV DM5 of the ALP:

- Provision of 1 bird box
- Provision of 1 bat feature
- Suitable landscaping to provide food or shelter for wildlife.

These details have been reviewed by the ADC Ecologist, who has raised no objection. The enhancements have subsequently been secured via a condition below, requiring the submission of a Biodiversity Enhancement Layout to show finalised details and locations of the features set out in the PEA.

The proposal is in accordance with ENV DM1, ENV DM5 and ENV SP1 of the Arun Local Plan, and the NPPF.

HERITAGE ASSETS

The proposal concerns works within the setting of two Grade II Listed Buildings. This comprises Court Wick Park House to the northwest, and The Old Coach House (Court Wick Park Stables) to the northeast; both Grade II listed buildings. Works should aim to conserve and contribute to heritage assets, including their settings.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the Listed Building is a significant heritage asset any proposals should protect the setting of these buildings.

Para 207 of the NPPF requires the identification of the significance of the heritage asset affected by a development. Court Wick Park House is a mid-18th century farmhouse, which was extended and altered in the 19th Century. It was converted to a residential care home in 1996. This property consists of a two to three storey building with an attic and basement. The north wing is listed as mid-18th century, and south as 19th century. The north elevation forms the original front of the house and comprises grey brick walls laid in header bond with quoins, dressings, string course and modillion eaves cornice in red brick. It also has a central stepped entrance with classical style porch with timber six-panel, double leaf door; and timber-framed sash windows and two flat roofed dormer windows. The south wing dating from 19th Century is predominantly red brick, and has an irregular fenestration with a variety of window types, sizes, appearance and materials, some of which are inappropriate for a listed building. The building derives its significance from its architectural and historical interest. It is a good example of a Georgian farmhouse with later Victorian additions.

Court Wick Park Stables is an early C19 converted stables with a Gothic architectural style. It has a hipped slate roof with central bell turret, having a clock below and weathervane over. The building has been attributed to the architect John Biagio Rebecca who was active locally in the late C18 and early C19. These stables were subsidiary buildings to the farmhouse, which is of primary importance to the setting and historic context of the two buildings, and their relationship. This building is of architectural and historic interest. To note, Strawberry Field is only visible within the wider setting of this heritage asset.

Para 208 requires the LPA consider the significance of the impact on that heritage asset. The proposal is seeking permission for the formation of an overspill car park, rationalisation of the existing car park, and

creation of a residents garden including fence panels.

New Parking and Access

The new parking and access will comprise an alteration of the existing vehicular access, creation of a smaller car park to serve the host building, enclosure of the existing garden areas using 1.8m high fencing with hedging to the front, and introduction of two enclosed storage areas. The use of estate-style fencing to create the revised access point is a positive and sympathetic feature, however should be finished in a colour that complements the sensitive context. The 1.8m high fencing is less sympathetic, and does have more impact on the setting of the heritage asset. However with a permanent hedgerow feature to the front, this fencing will be screened, and softened from the view. This will aid the preservation of the setting, and enjoyment of the heritage asset from the public realm. In order to further soften the fencing, the wood should be left to weather naturally to a silver tone. This is subsequently conditioned below, to ensure that appropriate detailing and landscaping is secured.

Staff Car Park

At present, the area to the east is laid to lawn, and complements the semi-rural setting and character of Courtwick Lane. This lawn provides an attractive approach to the site, and to the settings of the listed buildings. The creation of the car park, and subsequent introduction of parked vehicles would result in visual intrusion, by introducing a suburban feature that does not positively benefit the historic and characterful setting. The material finish of asphalt surfacing further exacerbates this.

Planting is proposed to soften the visual impact and intrusion of this suburban feature. However, there is currently little detail as to what this planting would currently entail, nor what its overall appearance would look like. Subsequently it is necessary to impose a condition requiring further landscaping and planting details to ensure this landscaping is appropriate.

On balance, it is concluded that the development would result in neutral impact to the setting of the designated heritage assets, and would not cause harm to their significance. Though altering the setting, subject to the submission of appropriate detailing, all works are conscious of their surroundings, and have been softened where possible to reduce any negative impacts on heritage assets and the character of the area.

The works will not cause harm to the significance of the heritage assets or their setting. This is in accordance with HER DM1 and HER SP1 of the Arun Local Plan, and section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

TREES

The 1.2m high estate style fencing proposed to section off the two access points, will fall within the RPA of T1, a Lime Tree protected under TPO/LU/2/22. However, given the minimal nature of this built form, and that the RPA is already subject to other built form (a flint wall and existing tarmac surfacing), the health and amenity of this tree will not be adversely harmed by the works.

The proposal is in accordance with ALP policy ENV DM4.

SUMMARY

The proposal is compliant with relevant Development Plan policies and relevant paragraphs of the NPPF. As such, it is recommended for approval subject to the following conditions and informatives.

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) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval 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.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 000-P1
Proposed Site Plan 101-P1
Site Plan Phase 2
Front Elevation 910
Side Elevation 912
Rear Elevation 913

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 3 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within Section 5.3 of the Preliminary Ecological Appraisal and Day Time Building Inspection (Ref P.1972.24 - Ascerta, January 2025) shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 5 No works related to those stated below shall commence until the requisite details have been submitted to and approved in writing by the Local Planning Authority:

- a) Details of all materials and finishes (including colour / treatment) to be used for the proposed fencing / boundary treatment;
- b) Details of all landscaping and planting to be used within the staff car park (to the east of the site)

The details thereby approved shall be maintained in perpetuity.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to preserve and enhance the significance of designated heritage assets in accordance with policy HER DM1 and HER SP1 of the Arun Local Plan.

- 6 Notwithstanding the provisions of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), no additional gates, fences, walls or other hard boundary treatment shall be constructed unless permission is granted by the Local Planning Authority for an application on that behalf.

Reason: In the interests of amenity and the environment, and preservation of the significance of heritage assets in accordance with Arun Local Plan policy D DM1 and HER DM1.

- 7 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 within the application (as originally submitted) and negotiating,

with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.