

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 31 August 2016

AGENDA ITEM NO	2
APPLICATION NO	1795/16
PROPOSAL	Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. (Revised red line siteplan for changes to access)
SITE LOCATION	Wade House, Violet Hill Road, Stowmarket IP14 1NH
SITE AREA (Ha)	0.34824
APPLICANT	Havebury Housing Partnership
RECEIVED	April 11, 2016
EXPIRY DATE	September 29, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- it is a "Major" application for a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice was sought by the applicants in respect of this proposal.

SITE AND SURROUNDINGS

2. The application site is situated to the East of Violet Hill Road, Stowmarket. The site is a brownfield site with a large existing building, formerly a residential/care home.

The existing building is a 'u' shape, with the bulk of the building facing onto Violet Hill Road. It is two storey with rear projections and a central rear courtyard.

The front of the site to Violet Hill Road consists of a planting area with several large trees and shrubs and the rear of the site also has a planting buffer.

To the north of the site is the police station (not open to the public) and to the south the day hospital and day care centre. To the West is Truck East and to the East the Grade II Listed Evelyn Fison House and Mews development.

HISTORY

3. There is no planning history relevant to the application site.

PROPOSAL

4. The proposal is for the demolition of the existing residential care home (no longer in use) and the erection of 38no residential flats and associated parking.

The proposed building is four storeys in height but by virtue of use of the roof space is in effect only one storey higher than the existing building on the application site.

The existing building fronts onto Violet Hill Road, with rear projections to the East. The proposal would be positioned marginally closer to the highway and include two rear projections to the northernmost and southernmost ends of the proposed building. There is also a central projection which is linked to the main part of the building by deck access.

These rear projections drop in roof height to the East, with roof forms designed, including hip elements and the development dropping to single storey such that the proposal is reduced in height to this boundary with Evelyn Fison Mews.

The proposal includes 40 car parking spaces, including 3 disability parking spaces and 44 cycle parking spaces.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council**

Stowmarket Town Council wishes to raise no objection to the grant of planning consent.

Environment Agency

No objection to the planning application. However, we have the following comments to make.

Permitted Waste Management Facility

The proposed residential development is located less than 50 metres from a permitted waste management facility. The permitted site is an Authorised Treatment Facility which is involved in the de-pollution and dismantling of waste motor vehicles, particularly, heavy goods vehicles and operates as Truck East Ltd. The permitted site is likely to generate noise and odour intermittently even when operating in accordance with their environmental permit.

Anglian Water

The foul water from this development is in the catchment of Stowmarket Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows.

The surface water strategy/flood risk assessment submitted with the application is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority.

Anglian Water would therefore recommended the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Condition

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason

To prevent environmental and amenity problems arising from flooding.

SCC Highways

The Highway Authority has no objection in principle to a residential use on this site but does have various concerns about the size of the development proposed. The nature of the vehicular and pedestrian traffic is likely to be very different from the previous use as a care facility. The change of use of the site therefore has issues which are listed below.

1. Both of the access roads on either side of the proposed building are privately owned and as such will need to be included within the application site red outline.

As currently proposed neither of the access roads are considered acceptable to serve the application site.

A. The Police Station access is only 3.6 metres wide which does not allow 2 vehicles to pass. If a vehicle is waiting to enter the access as a vehicle is trying to leave then the vehicles has to wait on Violet Hill Road. This access is in constant use by the Police Station and by emergency service vehicles. It should therefore be improved to a width of at least 5 metres to allow safe use by all vehicles and to allow the access to function correctly. The improvements will also allow the refuse vehicle to service the site without blocking the access road for the police.

B. The southern access is similarly narrow starting at 5.0m but quickly narrowing to 3.4m, again not allowing two vehicles to pass. This access road should also be widened.

By widening the access roads land is required from the application site which is currently designated for car parking.

Currently car parking pressure in and around the site is severe due to insufficient space being available. The Police Station clearly has insufficient space with cars being parked on all areas in front of the building, including use

of the application site. Violet Hill Road already accommodates significant on street parking both restricted and unrestricted. Any development of the application site must therefore provide sufficient car parking in order not to exacerbate the existing problems. As proposed the Highway Authority considers that insufficient spaces are provided and once improvements to the access roads are designed in this availability will reduce further. A development of this size will require 10 visitor parking spaces, with only 2 proposed. As there are 18 number 2 bed flats with only 1 space provided for each then this alone will create shortfalls.

The layout of the parking spaces is such that several spaces will require significant vehicle manoeuvring in order to use the spaces. Those numbered 11, 24 and 40 will be particularly hard to use. Include the car parking manoeuvring associated with the other uses on each access road and the problem intensifies.

There are no footpath access routes from Violet Hill Road into the application site. Pedestrians will have to negotiate substandard junctions and narrow access roads in order to gain access on foot. There should be suitable pedestrian accesses provided from Violet Hill Road to avoid mixing with vehicles,

In addition to low car parking provision there is no provision for disabled motorist car parking.

The application states that 16 cycle spaces are going to be provided. Current standards require 2 secure spaces per flat so there is a shortfall at present. In addition the cycle storage should be secure and enclosed. I would also suggest provision of some cycle stands at the main points of access to the buildings for the benefit of visitors or short term residents parking.

Additional Comments received (following amended red line site plan):

The revised site location plan is acceptable in highway terms.

Additional Comments received (following amended plans):

I refer to the recently submitted amended drawings and the Transport Statement of the 15th July. With the improvements to the accesses, the provision of additional footways and cycle storage facilities the Highway Authority is able to accept the revised application proposals, subject to conditions.

SCC Archaeology

No significant impact on known archaeological sites or areas with archaeological potential. No objection and do not believe any archaeological mitigation is required.

SCC Flood and Water Management

No objections in principle to the proposed drainage strategy, we advise that further information is required before approval granted.

Additional comments following submission of surface water drainage strategy

Strategy agreed.

SCC Ecology

Based on the ecology report submitted (Conservation Constructions Dec 2015) and a site visit on 22 June 2016, I offer the following comments:

Protected and Priority species likely to be present and affected by the development have been surveyed and assessed by a Suitably Qualified Ecologist and no significant impacts were identified.

To avoid impacts on Protected Species (nesting birds and reptiles, pre hibernation) I suggest that the recommendations contained in Section 5 of the Conservation Construction report are secured by condition of any consent, preferably within a Method Statement which is signed by the contractor prior to commencement.

I consider that the recommended enhancements for biodiversity are reasonable and if this provision is agreed by the applicant, it will help the LPA to meet its biodiversity duty under s40 NERC Act and demonstrate compliance with NPPF para 118.

SCC Fire and Rescue

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Sections 11 dwellinghouses, and, similarly Volume 2 Part B5 Sections 16 and 17 in the case of buildings other than dwellinghouses.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detail in the Building Regulations approved Document B.

No additional water supply for fire fighting purposes is required in respect of this planning application.

Suffolk Design Out Crime

As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights.

The entrance to Stowmarket Police Station does not have shared access with Wade House and the station is not open to the public. This location is centrally located within Suffolk and is seen as a strategic hub for a number of sections within Suffolk Police, namely the Serious Collision Investigation Team (SCIT), who are tasked to attend and investigate serious collisions anywhere within

Suffolk and then investigate the causes of such incidents. The Western Area Police Response Team and the Mid Suffolk Safer Neighbourhood Team. These officers are required to attend and investigate a variety of emergency and life threatening incidents at any time on a constant 24 hour basis.

If a second car park to the north western side for 16 cars is located in this area, adjacent to Stowmarket Police Station where the owners are encouraged to enter and exit the area via Suffolk Constabulary land, this will undoubtedly lead to a delay in police attending vital emergency incidents and could very well lead to various forms of traffic accidents occurring as police vehicles leave the area at speed to react to such emergencies.

As a result in the interests of safety I strongly recommend that the perimeter for this area adjoining Stowmarket Police Station is not used as a vehicle entrance or exit area for residents or their visitors and is instead, secured by all around fencing as stated in the Land Registry title for this property. In particular I recommend 1.8 metre close boarded fencing all along this north western side.

It states on the site plans that the image for the proposed scheme is located largely within the same footprint of the existing building. I therefore suggest, as an alternative to the current plan, that an access route from the main entrance along the front of the building is instigated in order to connect this other north western car park and allow occupants and visitors to come and go safely this way rather than via the proposed route through Suffolk Constabulary property.

On behalf of Suffolk Constabulary I have to state my objections to this proposal in its original form, on the grounds that it will have a detrimental effect to Police operational policy with regard to public safety and the prevention of crime.

MSDC Strategic Housing

The development provides 38 new affordable dwellings replacing a redundant residential care home. The proposal will provide much needed 1 and 2 bedroom housing in the town and for the district as a whole.

MSDC Heritage

1. The Heritage Team considers that the proposal would cause harm to a designated heritage asset, as the new building will be somewhat taller than, and relatively close to, an adjacent building which is listed. These elements, however, contribute relatively little to the building's significance as a designated heritage asset, and the level of harm is assessed as low or minor.
2. Decision-takers must now carry out the balancing exercise set out in NPPF paragraph 134, weighing the identified public benefits of the scheme against the harm to the heritage asset. Given the precise nature of this scheme, the level of public benefits would appear to be considerable and they may well be considered to outweigh the relatively low level of harm to the asset.

MSDC Arboricultural Officer

No objection in principle subject to being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report.

MSDC Environmental Health - Other Issues

No objection in respect of 'other' environmental health issues.

Note however that the existing premises will be demolished and this is located in a predominantly residential area. Demolition and construction can be noisy and I would recommend that construction activity on site is limited between the following times:

08:00 and 18:00 weekdays

08:00 and 13:00 Saturday

No working Sunday, Bank Holidays or any other time outside the permitted hours

MSDC Environmental Health - Land Contamination

No objection to the proposed development but would request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

MSDC Waste Management

No objection to the planning application, the bin stores are easily accessible in each of the car parks.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Loss of light to Evelyn Fison Mews
 Too big and high
 High density
 Out of keeping with character of area
 Insufficient parking
 Highway safety
 Impact on trees
 Impact on wildlife corridor at Evelyn Fison Mews
 Loss of privacy

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Design and Layout
- Heritage Assets
- Highway and Access
- Residential Amenity
- Biodiversity

- Environment and Flood Risk

- **Principle of Development**

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

Development Plan

The application site is situated within the settlement boundary of Stowmarket, designated as a Town in Core Strategy Policy CS1. The principle of the provision of residential development within the settlement boundary is considered to be acceptable in principle. As such the proposal is considered to be acceptable in principle subject to detailed compliance with Policies GP1, H3, H10, H13, H14, H15, H16, HB13, CL2, CL8, T9 and T10 of the saved Mid Suffolk Local Plan (1998), Policy CS1, CS3 and CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

However paragraph 49 of the NPPF states that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Mid Suffolk District Council does not have this housing land supply at this time and as such the relevant policies set out above are not considered to be up to date. Indeed paragraph 14 of the NPPF states in this respect:

"For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

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; or specific policies in this Framework indicate development should be restricted"

The NPPF requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The proposal is to develop 38 new dwellings which would not only add to the supply of housing in the district but as a proposal for affordable housing would provide additional housing in that respect as well, such that the proposal can be considered to fall within the social dimension of sustainable development.

The application site is situated within easy reach of Stowmarket Town centre, various supermarkets and other facilities such that occupiers need not be primarily reliant on the private car to access services as to be considered sustainable within the environmental role.

Furthermore with regards to the economic strand the proposal would provide a development of reasonable size to support the local economy both in terms of construction and in respect of residents using local services.

In the light of all of the above the proposal is considered to be sustainable development within all three identified strands such that there is a presumption in favour of this proposal, in accordance with the NPPF.

- **Design and Layout**

The proposal is to demolish the existing building which was formerly a care home. The design of the replacement building utilises a similar footprint as the existing building, extending only marginally closer to the shared boundary with Evelyn Fison Mews, but balancing this by way of the staggered roof heights proposed and the roof form.

The proposal is four storeys in height, however due to the use of the roofspace and roof design the increase in height over that existing is in effect only the roof height. The increase in height is less than 4m in total. This combined with the drop in roof heights and the hipped roof form utilised to the rear is such that the proposal is not considered to result in an overly dominant impact as to cause harm to the character and appearance of the locality.

In this regard Local Plan Policies require development to maintain or enhance the character and appearance of their surroundings. The design of the proposal is inevitably more dominant than that existing, however given the utilitarian design of the existing building and the design of the proposal it is considered

that the proposal would represent a landmark building set within a leafy surrounding. As such the proposal is considered to maintain and enhance the locality in compliance with Local Plan Policies.

The rear elevation proposed is somewhat blank owing to the lack of windows and screening proposed to ensure privacy for residents at Evelyn Fison Mews. However, given the articulation of the design to this elevation along with the extensive screening barrier the proposal is not considered to fail in this regard to warrant refusal.

- **Heritage Assets**

To the East of the site is the Grade II listed Evelyn Fison House and Mews. Evelyn Fison House was subdivided and extended to provide residential properties and which back onto the application site.

The mews development creates a courtyard development separating Evelyn Fison House from the site and this combined with the back to back relationship of the properties and the extensive landscape screening is such that the impact of the proposal on the Listed Building is not considered to be significant. However the proposal is a taller more dominant building than that existing which would change the relationship between the properties and thereby affect the significance of the Listed Building. However this is considered to be very limited harm which would be considered to be within the lower limits of less than substantial harm to the significance of the heritage asset.

The NPPF paragraph 134 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

The proposal will provide 38 new affordable dwellings in a highly sustainable location and in a mix to provide housing for the highest need group on the housing register. In the light of this and the less than substantial harm identified the proposal is considered to result in significant public benefits to outweigh this such that refusal is not warranted in this regard.

- **Highway and Access**

The application site currently has access from Violet Hill Road by means of two entrances, one shared with Suffolk Police to the north of the site and one to the south of the site adjacent to the day hospital and day care centre. Both provide access to existing parking areas.

The proposal would retain both of these access points, improving them as requested by Suffolk County Council Highways Authority, who raise no objection to the proposal as amended.

The objection from Suffolk Constabulary Designing Out Crime Officer to the use of the access is noted. However, there is currently an existing shared access to the site and furthermore evidence of title and legal agreements have been submitted by the applicants confirming that they have a right of way over this land.

The proposal would furthermore increase the width of the access road and

provide a footpath into the site, enhancing the access for both vehicles and pedestrians to Suffolk County Highways satisfaction such that the proposal would have safe access and egress to comply with Policy T10.

The proposal includes the provision of 40 parking spaces, slightly below the Suffolk Guidance for Parking requirement of 47. However, this level can be reduced in areas with frequent and extensive opportunities for public transport, cycling and walking and local services. The application site is in a sustainable location with regards to access to services, with various shops and services including supermarkets, doctors surgery and primary school within less than 700m and with the secondary school only slightly further, being within 900m. As such the slight reduction in the level of parking proposed is not considered to be unacceptable to warrant refusal in this respect.

- **Residential Amenity**

The nearest neighbouring properties are at the Evelyn Fison Mews to the east of the site and to the south the day hospital. To the north and east of the site is Eastward Place, which for the most part is separated from the application site by the police station, with No. 10 Eastward Place being the closest to the site.

Evelyn Fison Mews backs onto the application site, being accessed from Eastward Place and is separated from the site by an extensive landscaping screen. As a result currently views from either side are extremely limited. The proposal retains this screening and further adds to it with additional trees proposed to the courtyard areas. Tree protection measures are also proposed to ensure the protection of this screening and conditions could adequately secure this.

The proposed building would for the most part be no closer than the existing building to Evelyn Fison Mews, with the northerly most projection extending 1m closer to the boundary. The proposal also drops down in height towards this shared boundary, coming down to single storey at the closest points. The roof height of the first step up from single storey is either of a similar height to the existing building or no more than 1m higher than that existing. The roof form for the highest part of the building is hipped away from the boundary.

In the light of this, whilst overall the proposed building would be higher than that existing, the proposal is well screened from Evelyn Fison Mews and furthermore ensures that the bulk and massing does not compromise neighbouring amenity in this respect.

The proposal also includes few windows to the facing elevation. There would be a deck style access to this elevation however this is screened, the proposed trees would eventually provide additional screening and furthermore the existing landscaping is a most effective barrier. As such the proposal is not considered to have an unacceptable impact to warrant refusal in this respect.

The day hospital is situated to the south of the site and separated by the access road. It is also 27m away at the closest point, such that the proposal is not considered to risk harm to neighbour amenity.

With regards to properties in Eastward Place these are situated over 50m from the site and would be separated by both the police station and Evelyn Fison Mews such that the proposal is not considered to have an unacceptable impact

on neighbouring residential amenity in this regard.

- **Biodiversity**

Appropriate surveys for protected and priority species which may be present and affected by the development have undertaken and submitted and no significant impacts identified. In the light of this, and subject to the mitigation as set out in the report the proposal is not considered to risk harm to protected species or their habitats. The proposed mitigation can be adequately secured by means of a condition.

- **Environment and Flood Risk**

In respect of land contaminants the proposal is not considered to risk harm and as such is not considered to be unacceptable in this regard.

The application site is previously developed land such that the proposal is not considered to result in an unacceptable impact to flood risk in this regard. Furthermore the drainage strategy has been agreed with Suffolk County Council as Lead Local Flood Authority as to not risk harm to consider refusal on this basis.

With regards to sustainability and climate change Core Strategy Policy CS3 requires residential development to use sustainable construction techniques. Such techniques are set out within the Sustainability Checklist submitted with the application to achieve the requirements of the policy. In the light of this and that Code for Sustainable Homes has been superseded by current building regulations the proposal is considered to comply with Core Strategy Policy CS3.

- **Conclusion**

The proposed development is in a highly sustainable location such that there is a presumption in favour of development, in accordance with the NPPF. The design and layout is considered to respect its surroundings and although there is some harm to the nearby Grade II Listed Building this is less than substantial, and which harm is more than outweighed by the significant public benefit of affordable housing provision for the highest need in this sustainable location.

Furthermore the proposal is not considered to risk significant harm to the landscape, residential amenity, highway safety or biodiversity to warrant refusal. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

RECOMMENDATION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead - Growth and Sustainable Planning to secure:

- Affordable housing

(2) That the Professional Lead - Growth and Sustainable Planning be authorised to grant Full Planning Permission subject to conditions including:

- Time Limit
- Approved Plans
- Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan to be agreed
- Construction management scheme implemented
- Working times restriction
- Access improvement
- Parking provision
- Recommendations contained in Section 5 of the Conservation Construction Ecology Survey including a Method Statement
- Surface water management strategy
- Landscaping scheme
- Materials
- Implementation of deck screening prior to first occupation

(3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead - Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Gemma Walker
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor4 - CS4 Adapting to Climate Change

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

2. Mid Suffolk Local Plan

HB1 - PROTECTION OF HISTORIC BUILDINGS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

CL5 - PROTECTING EXISTING WOODLAND

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL6 - TREE PRESERVATION ORDERS

CL8 - PROTECTING WILDLIFE HABITATS

H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

H2 - HOUSING DEVELOPMENT IN TOWNS

- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **9** interested parties.

The following people **objected** to the application

[Redacted names of people who objected to the application]

The following people **supported** the application:

The following people **commented** on the application:

[Redacted names of people who commented on the application]