



## SUPPORTING STATEMENT

In respect of a planning application for the erection of two detached dwellings (following demolition of the existing buildings that are subject to approval for change of use to two dwellings) at:

Stoke Farm, Battisford, Suffolk, IP14 2NA

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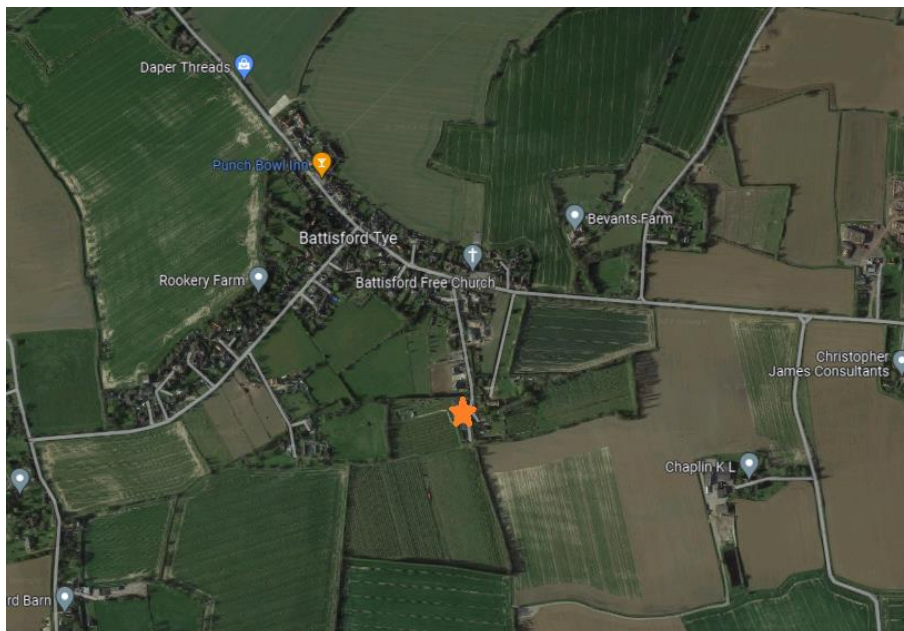
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## 1.0 Introduction

1.1 This statement is prepared in support of an application for planning permission for the erection of two new detached dwellings following the demolition of the existing building on the site that has the benefit of prior approval to be converted to two dwellings under DC/22/02725 at Stoke Farm, Battisford. That approval will hereafter be referred to as “the prior approval proposal”.

1.2 This statement will consider the planning policy position, referencing the existing permission, and will provide an overview of the relevant material considerations relating to the proposed development.

1.3 The extract below shows the location of the site relative to nearby development.



1.4 The application is supported by plans prepared by In Smillie Architectural Services Ltd and associated documents including:

- Completed Application Forms;
- Environmental Report;
- Land Contamination Questionnaire;
- CIL forms.

## **2.0 The Site**

2.1 In considering the prior approval proposal, the Planning Officer gave the following overview of the site:

*“The application site relates to an agricultural building which measures approximately 28m x18m with two additional small wings on the east and south elevation. The agricultural building is constructed from mostly brickwork with a fibre cement sheet roof. The application site (as identified by the red line site plan) is located at the end of a private track off Straight Road. The private track serves several existing neighbouring properties. There are residential dwellings to the north of the site and agricultural fields to the south”.*

2.2 The site lies to the south of Battsford and is accessed via an access lane that adjoins Straight Road. It is in the countryside for the purposes of planning policy though is just a short distance to the south of the Battsford Tye settlement boundary.

2.3 There are no landscape designations on the site and it is not within a Conservation Area. The Grade II listed Stoke Farmhouse lies some distance to the east of the site, separated from these buildings by another dwelling.

2.4 The land falls wholly in Flood Zone 1 so is not at risk of flooding.

2.5 In considering the prior approval proposal, the Council identified no other constraints on the land that would affect this current proposal.

## **3.0 The Proposal**

3.1 The proposal seeks planning permission for two detached dwellings in lieu of the previously approved dwellings achieved via the prior approval proposal.

3.2 Please see the suite of plans prepared by Ian Smillie Architectural Services which demonstrate the form, scale, siting and appearance of the proposed dwellings.

#### **4.0 Planning History**

- 4.1 As detailed above, prior approval was given under application reference DC/22/02725 for *“Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of barn into 2No. Dwellings”*.
- 4.2 That approval relates to the conversion of these buildings to two properties and was granted on 21<sup>st</sup> July 2022.
- 4.3 The relevance of that permission (and that which is currently under consideration to renew it) to this proposal will be considered within the ‘Planning Considerations’ section of this statement which follows.

#### **5.0 Planning Policy Context**

- 5.1 The National Planning Policy Framework 2021 (NPPF) contains the Government’s planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
- 5.2 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.
- 5.3 The development plan for Mid Suffolk consists of the saved policies of the Mid Suffolk Local Plan 1998 and the Core Strategy and it’s associated Focussed Review document. The following policies from these documents are considered to be relevant to this proposal:

## Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- FC1 - Presumption in Favour of Sustainable Development
- FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development
- CS1 - Settlement Hierarchy
- CS2 - Development in the Countryside and Countryside Villages
- CS3 - Reduce Contributions to Climate Change
- CS4 - Adapting to Climate Change
- CS5 - Mid Suffolk's Environment

### Mid Suffolk Local Plan 1998

- GP1 - Design and Layout of Development
- H7 - Restricting Housing Development Unrelated to Needs of Countryside
- H13 - Design and Layout of Housing Development
- H14 - A Range of House Types to Meet Different Accommodation Needs.
- H15 - Development to Reflect Local Characteristics
- H16 - Protecting Existing Residential Amenity
- H17 - Keeping Residential Development Away From Pollution
- SB2 - Development Appropriate to its Setting
- T9 - Parking Standards
- T10 - Highway Considerations in Development

5.5 Where relevant to the consideration of this proposal, these policies will be referred to within the 'Planning Considerations' section of this report.

## **6.0 Planning Considerations**

6.1 Paragraph 10 of the NPPF states *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"*.

## Principle of Development

- 6.2 The grant of the pror approval in July 2022 established the principle of the existing building being converted to two dwellinghouses and constitutes a viable 'fallback' position. The consideration of a fallback position as a material consideration in reaching subsequent planning decisions was confirmed by the recent Court of Appeal decision - Michael Mansell v Tonbridge and Malling Borough Council v Croudace Portland, the East Malling Trust [2017] EWCA Civ 1314 - where the judge found that:

*"The status of a fallback development as a material consideration in a planning decision is not a novel concept. It is very familiar. Three things can be said about it:*

*(1) Here, as in other aspects of the law of planning, the court must resist a prescriptive or formulaic approach, and must keep in mind the scope for a lawful exercise of planning judgment by a decision-maker.*

*(2) The relevant law as to a "real prospect" of a fallback development being implemented was applied by this court in Samuel Smith Old Brewery (see, in particular, paragraphs 17 to 30 of Sullivan L.J.'s judgment, with which the Master of the Rolls and Toulson L.J. agreed; and the judgment of Supperstone J. in R. (on the application of Kverndal) v London Borough of Hounslow Council [2015] EWHC 3084 (Admin) , at paragraphs 17 and 42 to 53). As Sullivan L.J. said in his judgment in Samuel Smith Old Brewery, in this context a "real" prospect is the antithesis of one that is "merely theoretical" (paragraph 20). The basic principle is that "... for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice" (paragraph 21). Previous decisions at first instance, including Ahern and Brentwood Borough Council v Secretary of State for the Environment [1996] 72 P. & C.R. 61 must be read with care in the light of that statement of the law, and bearing in mind, as Sullivan L.J. emphasized, "... "fall back" cases tend to be very fact-specific" (ibid.). The role of planning judgment is vital. And "[it] is important ... not to constrain what is, or should be, in each case the exercise of a broad planning discretion, based on the individual circumstances of that case, by seeking to constrain appeal decisions within judicial formulations that are not enactments of general application but are themselves simply the judge's response to the facts of the case before the court" (paragraph 22).*

*(3) Therefore, when the court is considering whether a decision-maker has properly identified a "real prospect" of a fallback development being carried out should planning permission for the proposed development be refused, there is no rule of law that, in every case, the "real prospect" will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgment in the particular circumstances of the case in hand.*

*In this case, in the circumstances as they were when the application for planning permission went before the committee, it was plainly appropriate, indeed necessary, for the members to take into account the fallback available to the East Malling Trust as the owner of the land, including the permitted development rights arising under Class Q in the GPDO and the relevant provisions of the development plan, in particular policy CP14 of the core strategy. Not to have done so would have been a failure to have regard to a material consideration, and thus an error of law".*

6.3 In this respect, whilst the judge found that it is not always necessary for permission to have been granted for the fallback development, it is clear that in the case of this proposal the Class Q consent has been secured in this instance as recently as June 2019. A second application seeking agreement to the very same conversion is currently under consideration. The applicant would, in the event that permission is not secured for this proposal, seek to rely on that consent and create the approved dwellings on the land through implementation of the existing permission. It is, therefore, a realistic fallback position that it is considered should be given due weight in the process of making a decision on this proposal.

6.4 The proposal can, therefore, be assessed on the basis that a residential use has been established on the site. Furthermore, the Council have already agreed on a number of occasions that, in cases where there are benefits/enhancements to be gained through an improved design resulting from a new build property, then those benefits weigh in favour of a replacement property/properties.



6.5 In considering this proposal, therefore, the key issues here will be the external effects of the proposed dwellings relative to recognised material planning considerations, and the applicant's position on these matters is set out below.

#### Design and Layout/Landscape Character

6.6 Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.

6.7 Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.

6.8 The starting point for considering this proposal was a detailed appraisal of the site, its setting and the wider landscape character such that the applicant was in a fully informed position prior to the work to design the dwelling. The appraisal made identified that the site lies on the edge of a larger cluster of buildings, that there is some visibility of these buildings in the wider landscape (though not prominent) and that there is opportunity to bring about betterment through a design that is an enhancement over what the converted buildings here can achieve.

6.9 The result is that this proposal provides a design response that engages with the character of the surroundings and which would enhance the site relative to the previously approved scheme. The dwellings are of traditional form and finished in materials appropriate to the rural setting, many of which are found in the locality of the site also. The proposal is considered to fully comply with the Council's design and landscape policies (namely CS5, GP1 and H15).

6.10 The approach taken here, is, therefore, also in accordance with the principles of good design set out in the NPPF, which seeks (paragraph 130) to ensure that planning policies and decisions ensure that development will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective

landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

#### Heritage Impacts

- 6.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).
- 6.12 Chapter 16 of the NPPF sets out the Government's position on the conservation and enhancement of the historic environment. Paragraph 194 of the NPPF requires applicants to describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. As set out above, this should be no more than is sufficient to understand the potential of that impact on the significance.
- 6.13 Paragraph 195 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.14 Paragraph 197 sets out that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.

- 6.15 Paragraph 199 of the NPPF apportions great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF highlights that significance can be harmed or lost through physical change and any harm requires clear and convincing justification.
- 6.16 Paragraphs 201 and 202 address how local planning authorities should deal with situations where the assessment of impacts has identified harm to a heritage asset.
- 6.17 At the local level, saved policy HB1 of the Mid Suffolk Local Plan identifies the approach to new development affecting listed buildings and their setting.
- 6.18 These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, assess the extent to which any harm occurs, balance any identified harm against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.
- 6.19 The site lies within proximity to Stoke Farmhouse, a Grade II listed building which the listing describes as:

*"5/170 Stoke Farmhouse - - II*

*Former farmhouse; c.1600, with lower range probably of C16 origin. 2 storeys, and one storey with attics. Timber-framed and roughcast. Pantiled roofs once thatched. An axial chimney of c.1600 red brick, with sawtooth shaft. Mainly small-pane casements of c.1980. Glazed C20 entrance door with pantiled lean-to porch on posts. The 2-storey wing is in 2 cells: some unchamfered floor joists and stout clasped-purlin roof. A fireplace lintel is believed to have been removed from a partition wall in c.1980: it has rich vinescroll carving of mid C16 type. A small section of plain crownpost roof of C16 type remains in the lower range. Framing otherwise mainly concealed."*

- 6.20 In considering the impacts of the conversion of the agricultural building on this site through the prior approval application, the Council's Heritage Officer stated that:

*“Stoke Farmhouse is a historic former farmhouse from c.1600. It stands at a distance from Straight Road, accessed by a private drive. Stoke Farm used to be accessed from Stoke Farm Drive until the new private access was created in the late-C20.*

*The agricultural building in question stands at the end of Stoke Farm Drive, to the west of the listed building, separated from it by a modern dwelling. The land adjacent to Stoke Farm to the west and south has been fragmented and developed for residential or separate agricultural use, and thereby mostly lost its association to the historic farmstead. These parts of the immediate setting of the listed building therefore contribute little to its significance.*

*The agricultural building is late-C20, and would not be considered curtilage listed to the Stoke Farmhouse. The heritage concern therefore relates to how the external alterations associated with the proposed conversion would affect the setting of the listed building”.*

- 6.21 As per the comments above, the farmhouse and farm buildings have long been separated and another dwelling now sits between them. New development has been approved and constructed in the cluster of properties to the north, such that there is a vastly more developed context to the listed farmhouse than historically existed.
- 6.22 The proposed dwellings may be able to be picked up in limited views from the approach to the farmhouse, though these glimpsed views would be no more prominent than the existing buildings in the locality. The proposal would not add to the number or volume of buildings on the site, and simply seems to develop the land in a different way. The dwellings are of good quality design, appropriate detailing and materials that are appropriate to the rural setting. The fact that they may be seen in certain views does not, therefore, make such visibility harmful.
- 6.23 The dwellings would not encroach outside of the farmyard complex and would be seen in the context of the existing group of buildings. They would not encroach into the countryside and would not extend built form further into the rural setting of the listed farmhouse.
- 6.24 The site is not located within a Conservation Area such that this is not an issue affecting this proposal. As such, the proposal is not considered to give rise to any harm to heritage assets, and would thereby comply with policy HB1 and the NPPF in this regard.

### Highway Safety and Parking

- 6.25 Policy T9 and T10 requires development to be delivered with safe and sufficient highways access and function.
- 6.26 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.27 On-site parking is provided in accordance with the requirements of the Suffolk Adopted Parking Standards SPD (2015), ensuring future residents are provided with on-site parking provision, thus avoiding parked vehicles on the public highway. The turning space is functional and designed so as not to dominate the site and each property is indicated to be provided with dedicated garage spaces in which to park vehicles.
- 6.28 As such, the proposal can be seen to meet the requirements of the development plan and the NPPF insofar as it relates to highway safety and parking.

### Residential Amenity

- 6.29 Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents.
- 6.30 Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas.
- 6.31 Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 6.32 The properties are sited and orientated such that will ensure that the proposal would not give rise to any overlooking of neighbouring property. Furthermore, the spacing between the proposed dwelling and existing properties means that the proposal would not give rise to loss of light to neighbouring occupants nor would the proposal have an overbearing impact on any adjoining land.

- 6.33 Occupants of the new dwellings would benefit from private amenity space that is set well away from any road/noise generating use and is private. As such, the proposal would offer good quality amenity space in line with the aims of paragraph 130 of the NPPF.

#### Flood Risk and Drainage

- 6.34 The site lies wholly in Flood Zone 1 and is thereby outside the designated Flood Zones 2 and 3. Suitable drainage can be designed to ensure that the development does not increase the risk of flooding elsewhere by use of soakaways (if ground conditions permit) or SUDS designed systems.
- 6.35 As such, there is no identifiable restraint upon the delivery of drainage for both surface and foul water that would prevent planning permission being granted in this regard.

#### Land Contamination

- 6.36 The application is supported by an a Land Contamination Report prepared by Sue Slaven which demonstrates that the development is not at risk from land contamination.

#### Ecology and Biodiversity

- 6.37 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "*competent authorities*" (public bodies) to "*have regard to the Habitats Directive in the exercise of its functions*". There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues.
- 6.38 Guidance on the conservation of protected species is given in ODPM Circular 06/2005. At Paragraph 99 the Circular advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted.

- 6.39 There is already permission for two dwellings on this site. The proposal would not affect the quantum of development on the site or give rise to a change in the way the site is used. However, the applicant submits a Preliminary Ecological Appraisal as part of this proposal.

#### Sustainable Development

- 6.40 Paragraph 8 of the NPPF outlines the three pillars of sustainable development that schemes should seek to deliver. The proposal is also considered relative to these three objectives below.
- 6.41 From an economic aspect, the construction of two new dwellings would provide much needed jobs for local people, and there would be a modest economic benefit from the purchase of materials also. Occupants of the properties would contribute to the local economy through the purchase of goods, their employment and involvement in community activity. It is, therefore, considered that the economic objective of sustainable development is met by this proposal.
- 6.42 The social aspects of new housing are embedded in the NPPF which states that *“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”*.
- 6.43 Notwithstanding that a proposal in this location would contribute to enhancing and maintaining services in the village and neighbouring areas, including Needham Market and Stowmarket, the PPG advises that *“all settlements can play a role in delivering sustainable development in rural areas”*, cross-referencing to NPPF 80, *“and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided....”*. Moreover, in rural areas, where public transport is limited, people may have to travel by car to a village or town to access services. At paragraph 105 of the NPPF, it identifies that *“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality*

*and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making".* The general policy in favour of locating development where travel is minimised, and use of public transport is maximised, has to be sufficiently flexible to take account of the differences between urban and rural areas. The dwelling is to be located on a site where the principle of residential development has already been established. The social sustainability of the site has, therefore, been established.

- 6.44 Furthermore, the delivery of two new dwellings to the market would help to meet housing need in the locality, and would help to boost the supply of housing required by the NPPF. The proposal's contribution to the Council's housing supply should not be underestimated. The applicant intends to carry out the development in a short timescale should a permission be secured. In this regard, the site should be considered deliverable in the terms set out in the NPPF and should thereby be afforded further weight in terms of its sustainability credentials.
- 6.45 With regards to the environmental elements of the proposal, the proposed dwellings would be built to current Building Regulations standards which embed positive measures to reduce carbon emissions and energy usage. Indeed, the Building Regulations have just been updated to provide increased requirement in this regard. The proposal would also offer opportunities to provide an environmentally sustainable development through the incorporation of renewable energy provision, and would be constructed utilising water efficient taps, showers and toilets, and energy efficient white goods.
- 6.47 Biodiversity improvements can be offered in terms of the provision of log piles, swift bricks and bird boxes on the site which will actively encourage biodiversity on the land. This will be supported by new native landscape planting. With this in mind, the proposal is considered to offer environmental gains that would support the environmental objective of sustainable development.
- 6.48 Important environmental matters such as highway safety, residential amenity, land contamination, drainage and flood risk have all been considered in respect of the previous applications/permissions on the site. The Council have accepted that two dwellings can be accommodated here without giving rise to concerns in respect of these matters. As the



proposal relates to two dwellings in lieu of the previous permission granted, the applicant considers that there are no reasons to take a differing view in respect of this proposal.

- 6.49 As such, it is considered that the proposal demonstrates a cohesive approach to sustainability that complies with the NPPF and is in line with the way in which the dimensions of sustainable development are applied by Planning Inspectors and Planning Officers alike.

## **7.0 Planning Balance**

- 7.1 As identified through the course of this statement, there are a number of issues which the LPA will need to balance in reaching a decision on this proposal. This section of this statement seeks to work through these matters and balance them in a manner that is consistent with how both Planning Inspectors and the Council's Planning Officers have carried out the balancing exercise in respect of recent applications that bring about similar considerations.

- 7.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

- 7.3 The development plan includes the Mid Suffolk Core Strategy (2008), its Focused Review in 2012 and the saved policies in the Mid Suffolk Local Plan (1998). In light of this application relating to a proposal for new housing, important considerations in determining this application are 1) that there is an extant fallback position on the site for two dwellings, and 2) that the most important policies for determining this proposal are out-of-date and, therefore, the presumption in favour of sustainable development is engaged.

- 7.4 In light of this, the proposal has been assessed against the three objectives of sustainable development. In respect of the economic strand, the applicant recognises that there would be modest benefits from the construction of the new dwelling and from the contribution made

by future occupants into the local economy. However modest that may be, the proposal is economically sustainable.

7.5 In terms of the social dimension, the NPPF recognises the contribution made by the delivery of housing and the vitality of rural communities to the social aspect of sustainability. The site is located in an accessible location and, in the absence of any social detriment, the proposal must also be considered to be socially sustainable. A modest increase of homes in rural areas can assist the social stimulus of a village, with Battsford being no different.

7.6 The matter of environmental sustainability is, as is often the case in rural areas, more complex. The PPG recognises that there is a need to take a flexible approach to considering the potential for sustainable transport modes in rural areas and the site has been found to be well located in terms of the facilities and services on offer. The application does not propose new dwellings in a location that has not been found suitable for such development, with permission having already been granted for two dwellings on the site.

7.7 In this regard, and in the absence of any recognisable detriment to matters such as heritage assets, land contamination, biodiversity, highway safety, residential amenity or flood risk, the proposal is found to be environmentally sustainable also.

7.8 This is particularly the case when the environmental benefits of the scheme are considered. These include;

- The construction of the dwellings would include significant insulation and energy efficient white goods, and would include water efficient showers and toilets;
- The introduction of ecological enhancements is proposed on the site;
- The proposal brings about the opportunity to provide new landscape planting.

7.9 These benefits are considered to go a significant way to offsetting any limited environmental harm that may be considered to be occur (notwithstanding that this statement has found no such harm to occur in any event). As such, any harm would not significantly and demonstrably outweigh the benefits of the scheme, where the delivery of these new dwellings would contribute to the district's housing supply. As such, the balancing of the main issues would

result in a conclusion that the proposal is sustainable and, therefore, there would be a presumption in favour of it.

7.10 In light of this, and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.