

**Application for Determination**

**Parishes:** Mettingham Parish Council

**Reference:** BA/2011/0409/OUT      **Target Date:** 13/02/12

**Location:** Green Valley Farm, Low Road, Mettingham

**Proposal:** Outline application for a proposed new dwelling for farm manager

**Applicant:** Mr Daniel Raven

**Reason for referral:** Neighbour objection/S106 required

**Recommendation:** Approve subject to conditions and completion of S106 agreement

**1 Description of Site and Proposals**

- 1.1 The application site is part of Green Valley Farm, a 147 hectare farm situated in the Waveney Valley some 600m north east of the village of Mettingham, approximately 400m south of the River Waveney and midway between the two larger settlements of Bungay (5km west) and Beccles (5km east). The main activity and primary land use on the farm is the rearing of beef cattle, however 26 hectares of the site is given over to arable.
- 1.2 The site lies immediately east of the centre of farming activity for Green Valley Farm which comprises a collection of cattle sheds and large barns incorporating a farm office and restroom facilities and covering an area of approximately 0.6 hectares.
- 1.3 This main farmyard and the application site are located to the north of Low Road, a minor rural road running along the floor of the Waveney Valley at the edge of a large area of drained grazing marsh extending northwards from the road to the banks of the River Waveney, offering long views across the valley as well as to the east and west up and down the shallow valley.
- 1.4 There is little development along Low Road and the development pattern is characterised by clusters of isolated farm buildings and farm houses situated either side of the road, but mostly restricted to the drier ground immediately north and south of the road.
- 1.5 True to this development pattern, the application site and farmyard sit opposite two residential properties and a collection of agricultural outbuildings which lie on the southern side of Low Road. The surrounding area is dominated by arable farmland to the south of Low Road and drained

grazing marsh to the north.

- 1.6 The application site itself is a small part (approximately 0.1 hectares) of a large grassed field. The site is flat and screened to Low Road to the south by a substantial hedge running the length of the field. Views into the site from the west are largely screened by an existing large barn on the edge of the main farmyard. Access to the site is via an existing agricultural entrance to the field.
- 1.7 The application site lies within Flood Risk Zone 1, an area identified as being at low risk of flooding.

## **2 Site History**

In 2009 consent was granted for the demolition of an existing milking parlour and erection of a new cattle shed (BA/2009/0092/FUL).

In 2009 consent was granted for demolition of redundant buildings and erection of a feed storage building (BA/2009/0093/FUL).

In 2010 consent was granted for the erection of a building over a cattle yard (BA/2010/0242/FUL).

In 2011 an outline application for a proposed new dwelling for farm manager was refused (BA/2010/0433/OUT).

In 2011 consent was granted for the extension to an existing cattle yard building (BA/2011/0289/FUL).

## **3 Consultation**

*Broads Society* – No objections

*Mettingham Parish Council* – we consider the application should be approved – it is a very sound proposal.

*District Member* – No response received

*Highways* - Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission at this outline stage.

One letter of objection from neighbouring property. Objection questions need for dwelling in this location and states that, if the need is accepted, an alternative location on the opposite side of the road should be considered.

Four letters in support of application from neighbouring properties, submitted by applicant as part of supporting information to the application.

## **4 Policy**

### **4.1 National Planning Policy**

PPS5 – Planning for the Historic Environment  
PPS7 – Sustainable Development in Rural Areas

### **4.2 Core Strategy**

#### **CS24 – Residential Development and the Local Community**

In order to promote sustainable patterns of development and protect the rural nature of the Broads, new permanent open market residential development will only be acceptable within settlements, compatible with rural sustainability. Housing will only be permitted outside settlements where it is necessary, and subsequently retained, in connection with agricultural, forestry, tourism or leisure operations or to provide affordable housing where local need has been demonstrated in District Councils' or local housing needs surveys. A contribution from housing development – both new and conversions, permanent and holiday (second homes) - towards the provision of affordable housing will be sought.

### **4.3 Adopted Broads DM DPD (2011)**

#### **DP26 - Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers**

Development of a new dwelling or a residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted outside the defined development boundaries if:

- (a) there is a demonstrable existing need for full time worker(s) to be available at all times for the enterprise to function properly;
- (b) the need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business;
- (c) evidence is submitted which demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
- (d) the functional need cannot be met by an existing dwelling on the site or in the locality and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
- (e) the dwelling would be commensurate in size and scale with the needs of the enterprise; and
- (f) it would not adversely affect protected species or habitats.

Should a new dwelling be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly employed in agriculture, forestry or a Broads related rural enterprise. The removal of an occupancy condition will only be permitted in exceptional circumstances where it can be demonstrated

that:

- (g) there is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and
- (h) unsuccessful attempts have been made to sell or rent the dwelling at a price that takes account of the occupancy condition.

Applications for a temporary mobile home or residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted provided that:

- (i) residential occupation would be for a period of up to three years;
- (j) there is clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (k) the functional need cannot be met by an existing dwelling on the site or in a nearby settlement; and
- (l) in relation to temporary mobile homes, the proposed temporary dwelling would not be located in Flood Risk Zone 3.

After three years, if there is no planning justification for a permanent dwelling, then the mobile home must be removed or, for a residential mooring, the vessel's residential use must cease.

## **5 Assessment**

- 5.1 Both the adopted Core Strategy and the Development Management Policies DPD are clear in their intention to permit dwellings outside of the development boundary only in exceptional circumstances, including where those dwellings are required for the purposes of accommodating essential agricultural workers and subject to the satisfaction of six defined criteria as set out in DM Policy DP26. This assessment will consider the application against these criteria, along with any other considerations which may be material to the circumstances of the application.
- 5.2 Criteria 'a' requires that there is a 'demonstrable need' for a full time worker to be available at all time in order for the business to function properly – national policy statement PPS7 refers to this as establishing a functional need for a worker to live on site. Criteria 'b' requires that this need arises from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business.
- 5.3 The applicant is a farmer specialising in the breeding, rearing and finishing of beef cattle. Green Valley Farm has a core suckler herd of some 100 cattle and there are between 200 and 270 head of cattle on the farm at any one time. The applicant has submitted a report assessing the existing housing provision for the farm and the labour requirements of the site both at the time of writing of the report (April 2009) and based on predicted growth of the farming unit at that time.
- 5.4 The report concludes that, given the nature of the business and size of the

operation, there is an existing functional requirement for at least one full-time member of staff to be located on the holding at Green Valley Farm. In drawing this conclusion, the report highlights issues of animal welfare (particularly during the calving season January to April), health and safety, security and the effective running of the business as important factors contributing to the requirement to have a full time presence on the farm unit.

- 5.5 It is worth noting that, since the writing of the report the size of the business has grown from a herd of 70 sucklers to 100 sucklers and the land holding has increased by 50 hectares to 147 hectares. This is in line with the anticipated growth for the unit outlined in the report, although the growth has occurred more rapidly than originally anticipated.
- 5.6 Considering the guidance in PPS7, the provisions of policy DP26 and having regard to the nature and size of the farming operation at Green Valley Farm and the information contained within the submitted report, it is concluded that there is a functional need for a worker to live within close proximity to the place of work and that the requirements of criteria 'a' and 'b' are satisfied.
- 5.7 In the letter of objection received from a resident of a neighbouring property questions why an onsite dwelling is required now when the farm has operated without such a facility in the past. The answer to this is twofold: firstly, as detailed above, the business is expanding and increased herd size places an increase demand on the farmer. Secondly, in 2003 the nature of the business changed from dairy to beef farming. Prior to 2003 the business operated as a dairy farm, an operation with different staffing demands and less of a requirement for emergency call outs and round-the-clock care for the animals. The current business, rearing cows for beef, is significantly different in terms of its labour demands and can in that sense be considered a new business model.
- 5.8 In recent years the applicant has invested significantly in this new business including purchasing new buildings, land and livestock and receiving several planning consents for new development at the site to accommodate this non-dairy business. It is considered that these two factors satisfactorily explain the current demand for onsite accommodation.
- 5.9 Criteria 'c' requires the business to be economically viable and states that new permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is based on a financially sound business model. The applicant has provided detailed copies of accounts dating back to 2007. These accounts show a level of profitability which is broadly comparable to what would be expected for a farm unit of this size (based on data extracted from the Farm Business Survey, 2009/10 database) and confirm that the farming enterprise at Green Valley Farm has been conducted in a financially viable manner for a minimum of three years prior to the date of submission of this application.
- 5.10 Having regard to this information it is considered that the application

satisfies the test for financial viability (criteria 'c').

- 5.11 Criteria 'd' requires that there has been no prior disposal within the past three years of an agricultural dwelling which could have served the identified need for accommodation, the rationale being that it is not desirable to permit businesses to sell off a home which could have serviced the identified need and then apply for consent to erect a new dwelling. The policy further states that the need for accommodation should not be capable of being met by an existing dwelling on the site or in the locality.
- 5.12 The matter of prior disposal of dwellings from the farm site is also an issue raised in the letter of objection received, and merits further consideration.
- 5.13 In 2005 Green Valley Farm, then operating as a partnership by the applicant's father and two uncles, sold White House Farmhouse, a large Grade II Listed farmhouse property sited directly opposite the farmyard and application site. The funds from the resulting sale were used to buy out one of the partner's shares in the business.
- 5.14 The applicant contends that the property at White House Farmhouse could not have served the identified need as its parlous condition required expensive restoration which the business at that time could not afford to fund. The farmhouse was uninhabited and had been identified by Waveney District Council as being at risk and appeared on the Suffolk County Council's Buildings At Risk register. At the time of the sale, and prior to this, the owners were encouraged by Suffolk County Council and the Broads Authority to carry out repairs and maintenance to prevent it falling into a further state of disrepair.
- 5.15 National Planning Policy Statement PPS5, Planning for the Historic Environment, sets out the Government's overarching aims for the historic environment and heritage assets, including Grade II Listed buildings such as White House Farm. The document makes it clear that planning has a central role to play in conserving heritage assets and states that, wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation.
- 5.16 Whilst it is the case that the sale of White House Farmhouse does not conflict with criteria 'd' of policy DP26, as the sale was completed more than three years ago, it is also useful to note that the sale of property resulted in the successful restoration and subsequent reuse of a designated heritage asset which had been identified as being 'at risk' at a time when there was no alternative prospect of the house being repaired by the farming business.
- 5.17 In general terms, and notwithstanding the three year restriction imposed by criteria 'd', it is not desirable to permit farm holdings to sell off the principle residential property on the site the apply for a new dwelling on the basis of agricultural need a few years later. In this instance, however, the sale was completed more than three years ago and succeeded in securing the full restoration and reuse of a Grade II Listed building. Consequently, it is

considered that the application satisfies the first requirement of criteria 'd'.

- 5.18 The second requirement of criteria 'd' of DP26 states there must be no alternative accommodation which could service the identified need. The policy does not require that the accommodation be in the ownership of the applicant, but that it lies within the locality of the farming unit. In this instance the number of properties potentially suited to address the need is severely restricted by both the requirement to be in close proximity to the farmyard and the relatively isolated rural nature of the site. The applicant has submitted information confirming that there are no properties either to let or buy within the vicinity of the application site at the time the application was submitted, and this information is not disputed.
- 5.19 There are however, two other properties associated with Green Valley Farm which could potentially service the identified need, and consideration must be given to these dwellings.
- 5.20 At present the applicant resides in Rose Croft, a privately owned dwelling situated approximately 500m from the main farmyard and application site. Though not owned by the farming business, Rose Croft is closely connected with the farm and is subject to an agricultural occupancy restriction. Conscious of this agricultural restriction, and aware of the growing need for additional labour at Green Valley Farm (as identified in the report), the applicant intends to use this property as secondary accommodation for the farm, accommodating a new farm worker whilst he and his family move into the new agricultural dwellinghouse for which outline consent is now being sought.
- 5.21 In order for the application to be acceptable under Policy DP26 it must be the case that Rose Croft is not considered to satisfy the identified need for a worker to live within close proximity to the place of work. The assessment of need report submitted with the application identifies a requirement for an additional full time worker at the farm, bringing the total full time workforce to two. However, it is the case that only one of these workers needs to be located in close proximity to the farm.
- 5.22 The submitted report concludes that Rose Croft is not optimally located to provide a worker in close proximity to the farmyard. The reasons given are twofold: Firstly, that Rose Croft is set on higher land over the brow of a hill and therefore the property is not within sight or sound of the farmyard; secondly, the narrow road between the Rose Croft and the farmyard covers a 12-16m contour rise which can make it difficult or impossible to pass in extreme winter weather, leaving the animals at the farm effectively isolated.
- 5.23 It is the applicant's assertion that, at the time of building, Rose Croft was suitably located to meet the needs of the farm which then operated as a dairy farm. The subsequent shift to a suckler herd has brought about a requirement to change working practices and, specifically, requires a more immediate response to events on the farm and a more regular onsite presence.

- 5.24 The combination of extreme weather events and steep inclines are not factors which commonly arise within the Broads, however it is recognised that Rose Croft does lie out of sight and sound of the main farmyard and that the time at which it is most important to have a continuous onsite presence, calving time, coincides with the winter months, when extreme weather events are most likely to occur. Changes in the nature of the business have also resulted in changes to the labour requirements of the farm.
- 5.25 Consequently, on balance, it is accepted that the dwelling Rose Croft is not suitably located to satisfy the identified need for a farm worker to be located within the farming unit.
- 5.26 The second property which has the potential to address the identified need is Bridge Farmhouse. Bridge Farmhouse is a sixteenth century Grade II Listed farmhouse in the ownership of the applicant and lies within the main farming unit of Green Valley Farm, some 350m north west of the main farmyard and application site.
- 5.27 Bridge Farmhouse sits approximately 230m north of Low Road, accessed by a track leading directly to the property. The house sits in an area of drained grazing marsh on the floor of the valley and is separated from the main farmyard by three large fields. The landscape between Bridge Farmhouse and the main farmyard is flat and the only feature between the two – a distance of approximately 350m - are two lines of hedgerow sited either side of a farm track and an occasional, isolated tree.
- 5.28 Bridge Farmhouse has lain disused for a number of years; an inspection carried out in June 1985 noted that the building was semi-derelict, with a roof clad in corrugated asbestos sheeting. The condition of the building has not improved in the intervening years, and though the applicant has indicated that the farm have taken steps to keep the building wind and watertight, an inspection in 2010 carried out by the Broads Authority noted that the building was engulfed in ivy and the temporary corrugated roof damaged. The building was categorised as being at immediate risk of further rapid deterioration or loss, with no solution agreed for restoration. As a result of the survey the building was placed on both the Broads Authority's Buildings at Risk register and Suffolk County Council's Buildings at Risk register.
- 5.29 The applicant contends that the distance between Bridge Farmhouse and the main farmyard is such that the requirement for an employee to live on site could not be satisfied by accommodating an employee at Bridge Farm. The applicants further state that even if Bridge Farmhouse were considered close enough to the farmyard the cost of renovating the dwelling to a habitable standard, a cost they estimate at circa £300,000, would represent an a disproportionate and unacceptable burden to the business.
- 5.30 This notwithstanding, the applicant does recognise that it would be undesirable for the Authority to permit the erection of a new dwelling in



circumstances where the landowner also owns a dwelling on a neighbouring site which is presently on the Building at Risk register. Consequently, a schedule of works to address the most urgent and important issues with Bridge Farmhouse has been submitted; these works would secure the property and prevent any further deterioration in the historic fabric of the structure. The schedule of works includes a timescale for the completion of works and the applicants have indicated that they will enter into a s106 Legal Agreement to secure implementation of these works in accordance with the submitted timeframe. The applicant has further indicated that whilst there is an intention in the long term to refurbish Bridge Farmhouse and return it to use, this is not something that the farming business could afford to do without being able to expand, and a permanent onsite dwelling is required to facilitate this expansion.

- 5.31 Having regards to the requirement of criteria 'd' that the functional need for an onsite worker cannot be met by an existing dwelling on site, it is important to establish whether or not Bridge Farmhouse could serve this need or whether, as the applicant contends, a new dwelling is required.
- 5.32 It is the Authority's view that Bridge Farmhouse is reasonably well related to the main farmyard and might be capable of serving the functional need for an employee to live onsite, however it is accepted that this is a marginal judgement and that the Bridge Farmhouse is not optimum for the purposes of providing an onsite employee presence. Allowing a new house immediately adjacent to the farmyard (as is proposed in this application) would certainly be more operationally convenient for the farming business.
- 5.33 When considering whether or not Bridge Farmhouse could satisfy the requirement for an onsite dwelling (and so whether the applications fails to satisfy the second requirement of criteria 'd') it is material to consider factors other than just physical proximity to the main farm yard. It is noted that the existing business could not currently finance the full scale restoration of Bridge Farmhouse and that the provision of some onsite accommodation is considered essential to ensure the continued success and possible further expansion of the farm. It is also the case that the long term renovation of Bridge Farm is dependent on the success of this farming business, particularly given that the applicant does not wish to sell the property given its integral position within the wider farming unit and anticipated conflicts with potential third party occupants.
- 5.34 It is also material to note that, in the short term, permitting a new onsite dwelling would help secure the future of the Listed Building as the applicants would be committed to a schedule of urgent works, completed to an agreed timescale and with all specified works to be completed prior to the commencement of any works on the new dwelling.
- 5.35 Having regards to the above, it is considered that the operational advantages of a new house directly adjacent to the site *and* the fact that the new house would help sustain and grow a business which would, in turn, secure the future of the Listed Bridge Farmhouse (with certain remedial

works secured by a legal agreement), result in a proposal which is acceptable in principle, and satisfies part 'd' of Policy DP26.

- 5.36 Having established that the circumstances of the application satisfies parts 'a' to 'd' of policy DP26, the principal of a new dwelling in the location proposed is accepted, subject to the signing of a s106 Legal Agreement to secure works to Bridge Farmhouse.
- 5.37 Criteria 'e' and 'f' of DP26 consider the physical impacts of a new dwelling, requiring (respectively) that any new dwelling is commensurate in size and scale with the needs of the enterprise and that any new dwelling must not have an adverse impact on protected species or habitat.
- 5.38 With respect to size of the proposed new dwelling, this application is for outline consent only, with the applicants wishing to establish the principle of the development before committing time and resources to matters of detailed design. To establish a general guide as to likely requirements the applicant has indicated that the accommodation sought would be a three or four bedroom, two storey dwelling affording approximately 1500 – 2500 square foot of accommodation.
- 5.39 Whilst it is accepted that any dwelling will need to be of a sufficient size to accommodate a farm manager and their family, it is the case that this is a sensitive site and impacts on both the landscape and the neighbouring Listed White House Farm must be given full consideration at the reserved matters stage, if this outline application is approved. Consequently, whilst accepting the principle of a dwelling in this location the Authority would not wish to be bound by any indicative detail included by the applicant as part of this outline application; the design, scale and siting of any new dwelling in this location must be considered in the round and these matters should be dealt with in a subsequent application for approval of reserved matters.
- 5.40 In response to consultation one neighbouring property has suggested that, if an agricultural dwelling is required, it may be more appropriately located on an alternative site, on the opposite side of the road to the main farmyard. Whilst the concerns of this neighbour are noted it is the case that there are no sound planning reasons to consider the proposed alternative site as preferable to that proposed and the proposed alternative site would not be as operationally convenient for the farming business.
- 5.41 With regards to criteria 'e', it is not considered that the proposal would have any significant impacts on protected species or protected habitat.

## **6 Conclusion**

- 6.1 This is an application for outline planning consent for a new dwelling to accommodate a farm manager. The proposed location of the new dwelling is on a green field site situated immediately adjacent to the main farmyard, lies outside of the development boundary and is not a location in which new residential development would normally be permitted.

- 6.2 It is the case, however, that both local and national planning policy permit new dwellings in locations such as the application site where a dwelling is required to accommodate an essential worker in agriculture, subject to the satisfaction of certain defined criteria.
- 6.3 In this application the information has been submitted to satisfy the Authority that there is a need for a worker to live on site and that the business is financially sound. The principal issue with the application relates to the ability of another dwelling on the site, Bridge Farmhouse, to address the identified need.
- 6.4 Having considered the matter and having had regards to all material considerations, it is the case that the Authority is satisfied that the creation of a new dwelling would be operationally optimal for the farming business and, by means of a s106 legal agreement, would help secure the future of Bridge Farmhouse, a Listed Building which is at present on the Authority's Buildings at Risk register.
- 6.5 Given the above considerations it is considered that this outline application satisfies the relevant criteria of DM DPD Policy DP26.

## **7 Recommendation**

Approve subject to S106 legal agreement and conditions:

- Time limit (reserved matters).
- These reserved matters shall relate to the Siting; Design; External Appearance; Means of Access; and the Landscaping of the Site of the proposed development and this condition shall apply notwithstanding any indication as to these matters which have been given in the application hereby approved.
- Prior to the commencement of the development the reserved matters application shall be submitted to include the precise details of the materials to be used in the construction of the external walls, roofs and openings of the building hereby permitted, and on the hard surfaced areas of the site. The scheme such as shall be submitted shall be approved prior to commencement of development and retained in perpetuity.
- Prior to the commencement of development the reserved matters application shall be submitted to include a scheme for landscaping and site treatment to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, and the proposed maintenance of amenity areas. The scheme shall also include indications of all existing trees and hedgerows on the land, and details of any to be retained (which shall include details of species and canopy spread), together with measures for their protection during the course of development. The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may

- allow in writing.
- Prior to the commencement of development the reserved matters application shall be submitted to include full details (in the form of scaled plans and written specifications) to illustrate the following:
  - roads and footways across the frontage of the site,
  - visibility splays,
  - Access arrangements,
  - Parking provision in accordance with adopted standard,
  - Turning areas.

The scheme as submitted shall be approved prior to the commencement of development and retained in perpetuity.
- No works shall commence on site until a detailed scheme for dealing with the disposal of all foul sewage, surface and grey water from all parts of the development including roofs, roads and other surfaced areas has been submitted to and approved as part of the reserved matters application in consultation with the Environment Agency and Natural England as required.
- No works shall commence on site until evidence which demonstrates that the site can be adequately serviced in terms of water supply and electricity has been submitted to and approved as part of the reserved matters application.
- No construction work shall be carried out on the site before 8.00am on weekdays or before 9.00am on Saturdays; nor after 6.00pm on weekdays or 1.00pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays, unless written consent to the contrary is obtained from the Local Planning Authority.
- The dwelling for which outline consent is granted in this application.
- The occupation of the dwelling subject of this outline consent shall be limited to a person solely or mainly working, in the locality in agriculture, a widow or a widower of such a person and any resident dependent.

## **9 Reason for Recommendation**

- 9.1 The proposal here is for a new dwelling to be occupied in association with the operation of a farming business. In accordance with the requirements of PPS7 and policy DP26 of the Broads' adopted DMDPD the applicant has provided information to satisfy the Authority that the business is financially sound and that there is a requirement for one full time employee to be accommodated on the farming site. It is the case that there is an existing dwelling on the site, however the dwelling is in poor condition and is not situated in an optimum position for the management of the site. A new dwelling would provide certainty for the business and enable the applicant to commit to a schedule of repairs to the existing on-site dwelling, which is a Listed Building and is currently on the Authority's Buildings at Risk register. A schedule of repairs and timescale for effecting the works has been submitted and would be secured by means of a s106 legal agreement.
- 9.2 Securing the future of this Listed Building is a material consideration in this application and, on balance, the operational advantages afforded by the

location of the proposed new dwelling when compared to the existing onsite dwelling, combined with the improvements to the Listed Building result in an application which satisfies the principles of Policy DP26 of the adopted Broads DM DPD (2011) and the requirements of PPS5 and PPS7.

Background papers: Application File BA/2011/0409/OUT

Author: Fergus Bootman  
Date of report: 17 January 2012

Appendices: APPENDIX 1 – Local Plan

**APPENDIX 1**

