



Application Reference:	P0862.18
Location:	Ockendon Kennels, Ockendon Road
Ward:	Upminster
Description:	Part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings with associated parking, private amenity space and boundary treatment.
Case Officer:	Adèle Hughes
Reason for Report to Committee:	A Councillor call-in has been received

1. BACKGROUND

- 1.1 The application has been called in by Councillor Ron Ower on the grounds that the site has an extensive history of previous applications being refused as the site is in the Green Belt and it is in the local conservation area. It is felt that the proposed dwellings are out of keeping with nearby homes.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings with associated parking, private amenity space and boundary treatment is acceptable in principle. It is considered that the proposal would not result in material harm to the Metropolitan Green Belt, would integrate satisfactorily with the streetscene, would not adversely affect neighbouring amenity or create any highway or parking issues. This application is recommended for approval subject to the completion of a legal agreement to secure a financial contribution.

3 RECOMMENDATION

- 3.1 That the Committee resolve to grant planning permission subject to:

The prior completion of a legal agreement to secure the following planning obligations:

- 35% affordable housing
 - A financial contribution of £84,000 to be used for educational purposes.
 - All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
 - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
 - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
- 3.2 That, if by 22 March 2019 the legal agreement has not been completed, the Assistant Director of Development is delegated authority to refuse planning permission.
- 3.3 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time limit – The development must be commenced no later than three years from the date of this permission.
2. Samples of materials – Notwithstanding the details shown on Drawing No. 48 Revision A, no works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.
3. Accordance with plans – The development should not be carried out otherwise than in complete accordance with the approved plans.
4. Landscaping - No above ground works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping.
5. Car parking – Before the building(s) hereby permitted is first occupied, the area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.
6. Boundary treatment – Notwithstanding the details shown on Drawing No. 49, details of all proposed walls, fences and boundary treatment shall be submitted to and approved by the Local Planning Authority.
7. Removal of permitted development rights - No development shall take place under Class A, B, C, D and E, unless permission under the provisions of the

Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

8. Refuse - Details of refuse and recycling facilities.
9. Cycle storage - Details of cycle storage.
10. Standard flank window condition – No window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall (s) of the building(s) unless specific permission has first been sought and obtained from the Local Planning Authority.
11. Wheel washing - Vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
12. Vehicle access – No part of the development hereby approved shall be occupied until access to the highway has been completed in accordance with the details that have been previously submitted to and approved in writing by the Local Planning Authority.
13. Vehicle visibility splay - The proposals should provide a 4.5 by 80 metre traffic visibility splay on either side of the proposed access, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.
14. Construction methodology - No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority.
15. Hours of construction
16. Secured by design – No works shall take place in relation to any of the development hereby approved until a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority.
17. Contamination – Prior to the commencement of any works pursuant to this permission, the developer shall submit for written approval of the Local Planning Authority: a Phase 1, Phase II and Phase III reports.
18. Contamination - If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.
19. Ecological survey - Notwithstanding the Extended Phase 1 Habitat Survey dated July 2013, a current ecological survey and report including any recommendations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the proposed development hereby permitted. The proposed development shall be implemented in accordance with the approved ecological report, including any recommendations. If at any time during the works, presence of bats is suspected or identified, works in that area shall cease immediately and an ecologist contacted to enable further appropriate action to be implemented.
20. External lighting - Prior to the first occupation of the proposed dwellings hereby permitted, until external lighting is provided in accordance with details

previously submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

21. Finished floor levels - Prior to the commencement of any works pursuant to this permission and notwithstanding the details shown on the plans, the finished floor levels of the proposed dwellings hereby permitted shall be set at 150mm above existing ground levels in accordance with standard building practice and with details previously submitted to and approved in writing by the Local Planning Authority. The finished floor levels of the proposed dwellings shall be provided in strict accordance with the approved details.

Informatives

1. Approval following negotiation
2. Planning Obligations
3. Fee informative
4. Highway informatives
5. Street naming and Numbering
6. Secured by design informative

4 PROPOSAL AND LOCATION DETAILS

4.1 Proposal

- The proposal is for the part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings with associated parking, private amenity space and boundary treatment.
- The proposed materials for the dwellings are brick, weatherboarding, clay tiles and timber joinery.

4.2 Site and Surroundings

- The site, which is approximately 2 hectares in area, forms a broadly rectangular area of land, running in an east-west direction. The site's western and northern boundaries adjoin open land in agricultural use; the southern boundary adjoins Ockenden Road; whilst the eastern boundary adjoins a field, which is also in the ownership of the applicant, but separate from the application site.
- The site involves a range of buildings and more temporary structures associated with its historic use as kennels and for the training of greyhounds. The western end of the site is dominated by a, now redundant greyhound track, whilst the remainder of the site comprises a range of single storey buildings and temporary structures. The site includes three outbuildings; four buildings of unknown use; six buildings in canine-related uses; and a vacant building. An area of hardstanding provides vehicle parking and manoeuvring areas, and links the various building plots with the site's access onto Ockenden Road. The site is considered to be in a generally dilapidated condition. The existing use of the site as Greyhound training and boarding facility has now reduced to such a point that 95% of the buildings are unused. There are still a few dogs being kept on site.

- The site is located in the Green Belt and in close proximity to the North Ockenden Conservation Area, which is located immediately to the south and to the east. The nearest neighbouring properties are located in excess of 100m to the south west and to the east.

Planning History

- 4.3 P1915.17 - Conversion of existing kennels and associated outbuildings into 17 dwellings with associated parking and private amenity space - Refused.

P1668.15 - Redevelopment of the existing greyhound track and kennels with the construction of 22No. new dwellings – Refused. Dismissed on appeal.

P0653.15 - Redevelopment of the existing greyhound track and kennels with the construction of 22No. new dwellings – Withdrawn.

P1550.14 - Redevelopment of the existing greyhound track and kennels with the construction of 22No. new dwellings - Withdrawn.

P0742.13 - Replacement of the existing kennels and dog track with 30 new houses and associated amenities / facilities. The remainder of the site to be developed by the Ockendon Wildlife Trust to provide a natural habitat for biodiversity – Refused. Dismissed on appeal.

P2037.08 - Continued use of part kennel block as veterinary surgery (Greyhounds) – Approved with conditions.

P1760.08 - Continued use of part kennel block as veterinary surgery (greyhounds) plus new front extension to form reception office – Refused.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 164 neighbouring properties were notified about the application and invited to comment.

- 6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 18, which all objected

- 6.3 The following Councillor made representations:

Councillor Ron Ower objects to the application and called it in for committee consideration if it is not refused under delegated powers on the grounds that the site has an extensive history of previous applications being refused as the

site is in the Green Belt and it is in the local conservation area. It is felt that the proposed dwellings are out of keeping with nearby homes.

Representations

- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- The application could be followed by further development proposals in the Green Belt and set a precedent for further development in the area.
- The proposal would cause additional traffic problems, congestion and disturbance in the area;
- There is no need for this type of housing.
- The proposal would harm the outlook from neighbouring properties;
- The proposal would be detrimental to highway safety;
- The proposal would be harmful to the Green Belt;
- It's not a brownfield site.
- There is no benefit to the local community.
- The site is designated as Green Belt farmland.
- Concerns that the existing buildings on the site do not have adequate foundations and are not capable of conversion without significant groundwork.
- It is alleged that the plans show that the buildings do not occupy the footprint of the existing buildings.
- The proposal would result in an overdevelopment of the site;
- No affordable housing or local infrastructure provision.
- There are not enough school places in the area for additional children.
- Pedestrian safety.
- No CIL form was submitted with the application.
- Impact on the countryside and wildlife.
- The site is surrounded by farmland.
- It is alleged that there are discrepancies in the Heritage Statement, as it doesn't refer to any previous planning applications on the site, it refers to 16 proposed dwellings, not 14 and doesn't apply to this particular application.
- Inappropriate use of the land.
- Overdevelopment and harmful to local character.
- Removal of green space.
- Impact on residential amenity.
- Impact on the character and appearance of the surrounding area.
- Impact on Ockendon village, the conservation area and listed buildings.
- Visual impact.
- The application proposes replacing eight low level kennel buildings with 13 2-3 bedroom buildings and one detached building at an increased height of 5 metres.
- Concerns regarding the layout of the development, including limited frontages for the dwellings and the provision of tandem parking, which would appear inadequate, impractical, contrived and unduly cramped. Would result in a poor

quality living environment for future residents through loss of privacy, undue overlooking, poor pedestrian and highway accessibility and failure to adhere to designing out crime principles.

- Access.
- Reference was made to previous planning applications P0742.13, P1550.14, P0653.15, P1668.15 and P1915.17 and the respective appeal decisions. This proposal does not overcome the previous refusal.
- There are no very special circumstances in this case.
- A structural survey has not been submitted with this application to show the Local Authority that the buildings are capable of conversion.
- The proposal would appear dominant, overbearing and out of character.
- Increased pressure on bus services.
- The village has no facilities including shops or a school.
- There is no evidence of vandalism at the site.

Non-material representations

- 6.5 The following issues were raised in representations, but they are not material to the determination of the application:
- Would put a strain on drainage, water supply, gas and the associated servicing impacts. (Officer comment: These are not material planning considerations).
 - There are no pavements for children to walk along to get buses. (Officer comment: This is not a material planning consideration).
- 6.6 Highways: No objection to the proposal and recommends conditions regarding cycle storage, vehicle visibility splay, vehicle access, vehicle cleansing, informatives
- 6.7 Street Management – Insufficient drainage detail. A drainage layout is required for the development.
- 6.8 Thames Water – No objection. Recommends informatives.
- 6.9 Designing Out Crime Officer – Recommends a condition and an informative if minded to grant planning permission.
- 6.10 ChildCare Services – There is a projected deficit of primary school places from 2020, in the area where this proposed development is located. As such, the developer should make a financial contribution towards the cost of creating the additional school places required in order to accommodate the children produced by this development.
- 6.11 Fire Brigade – The proposals are acceptable subject to compliance with the following: The access roads to be a minimum of 3.7m in width measured between kerbs and capable of supporting a vehicle with a minimum carrying capacity of 14 tonnes. Access gates to have a minimum clear width of 3.1m and be provided with an emergency override facility. Turning points to be of

sufficient size to reverse a pump appliance and drive out of the site. Requested two private fire hydrants to be installed to cover the new houses.

6.12 Natural England – No comment.

6.13 Essex & Suffolk Water – There is no apparatus located in the proposed development.

6.14 Environmental health – Recommend two conditions regarding contamination if minded to grant planning permission. No objections in terms of air quality.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Impact on the Metropolitan Green Belt
- Density/site layout
- The visual impact and impact on amenity arising from the proposed development.
- Highways and parking issues
- Ecology
- Flood risk
- Financial and other mitigation
- Affordable housing

7.2 Background

- It should be noted that a previous application under P1915.17 for the conversion of the existing kennels and associated outbuildings into 17 dwellings with associated parking and private amenity space was refused permission for the reasons listed below:
 - 1) The proposed layout of the development, including limited frontages for the dwellings in plots 1, 3, 5, 7, 9, 11, 14, 15 and the provision of tandem parking, would be inadequate, impractical, contrived and unduly cramped and would result in a poor quality living environment for future residents through loss of privacy, undue overlooking, poor pedestrian and highway accessibility and failure to adhere to designing out crime principles. As a result, the development represents an overdevelopment of the site and would be a harmful development to local character and occupier amenity.
 - 2) In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development.
 - 3) In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development.

4) In the absence of sufficient information to demonstrate that the proposal adequately responds to policies relating to affordable housing provision, it is considered that the proposal is contrary to the provisions of Policies 3.11 and 3.13 of the London Plan, as well as the Mayor's Home for Londoner's Affordable Housing and Viability Supplementary Planning Guidance 2017, as well as the provisions of Policy 6.2 of the draft Local Plan.

- The current application proposes the part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings with associated parking, private amenity space and boundary treatment. The acceptability of the current proposal would be evaluated later in this report.

7.3 Principle of development

- The site is located in the Metropolitan Green Belt. The NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- The proposal involves the part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings with associated parking, private amenity space and boundary treatment. The D&A statement states that the main bulk of the buildings are of a permanent construction. The buildings have solid concrete floors, brick walls, concrete frames and steel trusses. They are suitable to be converted with the addition of external insulation and cladding. The asbestos roofs will be removed and replaced with clay tiles. With the exception of plot 10, the proposed extensions to the remaining plots are single storey and relatively modest in size and as such, it is considered that they would not result in disproportionate additions over and above the size of the existing buildings. The proposal involves replacing the flat roof of building 'L' with a thatched hipped roof with a ridge height of 7m (in plot 10) and Staff consider that this would not result in a disproportionate addition, as the roof is hipped, which minimises its bulk.

7.4 Impact on the Metropolitan Green Belt

- As the proposal involves the part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings, it is considered that the proposal would not be harmful to the visual amenities of the Green Belt and the surrounding area. The D&A statement states that the buildings will remain the same scale and height as existing, with the exception of some small extensions to the northern buildings, although these are of a very modest scale. The main bulk of the buildings have an existing ridge height of 4.2m and this height will stay the same. The only exception to this is building 'L', as the proposal involves replacing the flat roof with a thatched hipped roof with a ridge height of 7m (and would form Plot 10). It is considered that the single storey front extension and the thatched roof to building L (in Plot 10) would not be harmful to the open and spacious character of the Green Belt, given its modest proportions and its hipped roof minimises its bulk.

- The buildings on the site have a cumulative existing gross internal floorspace of 1,909 square metres. The total gross internal floorspace for this proposal is 1,687 square metres, which would result in a reduction of 222 square metres of floor space. Further temporary structures will be removed as a result of this development. With the exception of plot 10, the proposed extensions to the remaining plots are single storey and relatively modest in size and as such, it is considered that they would not result in material harm to the Green Belt.
- Taking the above factors into account, it is considered that the proposal would preserve the openness of the Green Belt and would not result in material harm to the character and appearance of the Metropolitan Green Belt.

7.5 Density/site layout

- The site has an area of approximately 2 hectares and has a PTAL rating of 1b. In a suburban area of 2.7-3.0 hr/unit in a PTAL of 0 to 1, the density range is 50-75 units per hectare. This equates to a density of approximately 6.8 units per hectare, which is below the range. It is considered however that the relatively low density of development on this site is acceptable in principle owing to the nature of the proposal and the constraints presented by the form of the site, which would prevent the site from being successfully developed at a higher density.
- Policy 3.5 of the London Plan advises that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To this end Policy 3.5 requires that new residential development conform to minimum internal space standards set out in the plan. In this instance the proposed dwellings would meet all the criteria of the DCLG Technical Housing Standard. In terms of the site layout, all of the proposed dwellings would have adequate access to sunlight and daylight.
- The Council's Design for Living SPD in respect of amenity space recommends that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses.
- It is considered that the amenity space for the proposed dwellings would not be unacceptably overlooked by neighbouring properties. In addition, boundary treatment and landscaping conditions will be placed if minded to grant planning permission. Staff are therefore of the opinion that the amenity spaces would be private, screened from general public view and access, and are in a conveniently usable form. As a result, it is considered that the proposed amenity area of the new dwellings complies with the requirements of the Design for Living SPD and is acceptable in this instance.

7.6 Visual impact

- Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. The SPD contains guidance in relation to the design of residential development. Neighbouring occupiers have objected to the proposal on the grounds that it would be harmful to the visual amenities of the area and the Green Belt.
- Policy DC68 of the LDF mainly imposes controls on development within conservation areas, but does state that the character of conservation areas should be preserved or enhanced. Given the siting of the proposal in relation to the North Ockenden Conservation Area, with the presence of an open field immediately to the east of the site, and the proposed rear gardens and public highway at the southern end of the site affording a degree of separation, it is considered that the proposal would not significantly harm the setting of the afore mentioned conservation area.
- The site currently has a ramshackle appearance with significant areas of hardstanding and a range of buildings covering much of the site area. The proposal involves the part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 no. dwellings.
- Staff consider that the proposal would not be harmful to the character and appearance of the streetscene or the conservation area, as with the exception of building 'L' in plot 10, the buildings will remain the same height as existing, with the exception of some small extensions to the buildings that are relatively modest in size and are deemed to be acceptable. Notwithstanding this, the proposal would result in the reduction of 222 square metres of floor space on the site. The submitted details indicate that the proposed materials consist of brick, weather boarding and clay tiles reflecting a rural, Essex vernacular and samples of materials can be secured by condition if minded to grant planning permission.

7.7 Impact on residential amenity

- Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity. The Residential Design SPD provides guidance in relation to the provision of adequate levels of amenity space for the future occupiers of new dwellings. Neighbouring occupiers have objected to the proposal on the grounds that it would diminish their outlook.
- Notwithstanding the details shown on Drawing No. 49 and in the event of an approval, it is recommended that a condition be imposed requiring the submission of details relating to the proposed boundary treatment to ensure an adequate amount of privacy would be provided both within the site, and between the site and the surrounding area. A further condition should remove permitted development rights to prevent the insertion of flank windows and the addition of extensions, alterations and outbuilding, which may be harmful to neighbouring amenities and have further harmful urbanising effect.

- In relation to the impact the proposal would have on existing, neighbouring occupiers, the proposed dwellings would be in excess of 100m from the nearest neighbouring properties. Given the siting of the proposed units, along with their design and the modest proportions of the proposed extensions, it is considered that there would be no significant adverse impacts on the amenities of existing occupiers in the surrounding area.
- Officers consider that in terms of the amenity of existing neighbouring occupiers, that the proposal is acceptable and would be in accordance with Policy DC61 of the LDF and guidance contained in the Residential Design SPD.

7.8 Parking and Highway Implications

- The application proposes the retention of the site's existing access onto Ockendon Road. Neighbouring occupiers have objected to the proposal stating that it would diminish highway safety.
- The Council's Highway Authority has raised no objections to the proposal, subject to conditions regarding a vehicle visibility splay, vehicle access, vehicle cleansing and informatives, which can be imposed should planning permission be granted.
- The level of on-site parking is considered to be acceptable. With the exception of unit 12 that has two tandem car parking spaces, all of the remaining units have two car parking spaces in a conventional side by side layout. Cycle parking could be secured via condition.
- It is considered that the proposal would have an acceptable highway impact, and be in accordance with Policy DC32 of the LDF.

7.9 Other issues

7.9.1 Ecology

- Policy DC58 of the LDF states that the biodiversity of sites will be protected and enhanced throughout the borough. Based on the Extended Phase 1 Habitat Survey dated July 2013, it is considered that the proposal would not result in any significant harm to nature conservation interests. The general ecology survey submitted identifies no protected species on site, but does make recommendations to avoid harm to nature conservation interests. The buildings and hardstanding areas, and areas associated with greyhound kennels are considered to be of negligible potential to support protected species and are considered to be of negligible ecological value. A condition is recommended in the event of an approval to ensure that further ecological survey is undertaken prior to the commencement of the proposed development in the event that planning permission is granted.

7.10 Flood risk

- The site is located in Flood Zone 1 but occupies an area in excess of 1 hectare. In order to comply with Policy DC48 of the LDF and the guidance

contained in the NPPF, it is necessary for the applicant to submit a Flood Risk Assessment (FRA) demonstrating that the proposal would not increase surface water run off and flood risk outside the site. An FRA was submitted. The FRA concluded that the site is not at risk from groundwater flooding and the risk of surface water flooding is classified as 'very low risk', the lowest classification. Finished floor levels should be set at 150mm above existing ground levels in accordance with standard building practice. Surface water disposal from the new development will be via a combination of soakaways to the new units and permeable paving for driveways and access roads. The existing foul drainage connection will be upgraded and reused for the new development. No residual flood risks have been identified.

7.11 Financial and Other Mitigation

- The proposal would attract the following section 106 contributions to mitigate the impact of the development:
- Up to £84,000 towards education.

7.12 Affordable Housing

- In terms of affordable housing, the proposal should be assessed against the Mayor's Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance. Additionally, Policy 6.2 of the Draft Local Plan states that all residential dwellings of 10 or more dwellings or residential developments with a site area of more than 1,000 square metres to provide at least 35% affordable housing contribution (based on habitable rooms). Applications which do not meet the 35% policy requirement or require public subsidy to do so, will be required to submit detailed viability information which will be scrutinised by the Council and treated transparently. In addition, a review mechanism will be applied to schemes that do not meet this threshold in order to ensure that maximum affordable housing contributions are increased and secured if viability improves over time. Developments will be required to deliver a tenure mix of affordable housing of 70% social/affordable rent.
- The agent has confirmed via email that 35% of the proposed dwellings will constitute affordable housing. The tenure is rental. The units to be affordable are 4, 11, 12, 13 and 14. This level of affordable housing contribution is deemed to be acceptable and complies with policy.

8 Conclusions

- All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.