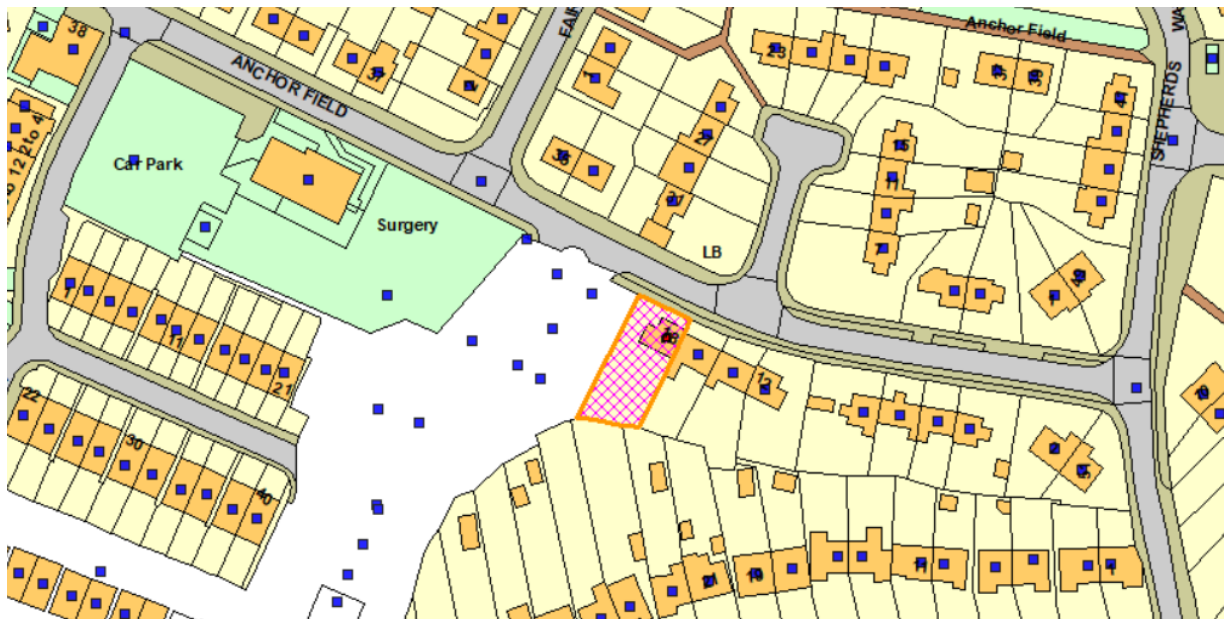


Report to: Planning Applications Committee
Date: 8 January 2025
Application No: LW/24/0214
Location: 18 Anchor Field, Ringmer, East Sussex, BN8 5QN
Proposal: Application for Full Planning Permission - Erection of two-storey two-bedroom dwelling and part single, part two storey rear extension to existing dwelling.
Applicant: Mr A Phillips
Ward: Ouse Valley & Ringmer
Recommendation: It is recommended that the application be approved subject to the conditions set out below, subject to no substantive objections being received during the consultation period.
Contact Officer: **Name:** Ella Rigluth
E-mail: ella.rigluth@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	The site is within the planning boundary of Ringmer, on the South side of Anchor Field, within close proximity to shops and bus services. The site is not subject to any relevant planning constraints.
1.2	The application is to provide larger living accommodation for the existing dwelling and to create 1 new 2 bed dwelling.
1.3	<p>The application has received objections from 6 neighbours and support from 1 neighbour. The scheme has had 3 consultation periods due to amendments, where some neighbours have responded multiple times.</p> <p>Ringmer Parish Council have objected to the scheme.</p> <p>ESCC Highways provided no comment, although confirmed the Parking Beat Survey is sufficient in relation to ESCC guidance.</p> <p>Southern Water and Contaminated Land have made no objection subject to conditions/informatives.</p>
1.4	The application is before Committee because it does not meet LPA parking standards, (set by ESCC or proposed by the Parish NP), and yet officers recommend approval.
1.5	Approval is recommended subject to conditions.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 12. Achieving well-designed places
2.2	<u>Lewes District Local Plan Part 1</u> CP10: Natural Environment and Landscape CP11: Built and Historic Environment & Design CP12: Flood Risk, Coastal Erosion and Drainage. CP13: Sustainable Travel
2.3	<u>Lewes District Local Plan Part 2</u> DM1: Planning Boundary DM20: Pollution Management DM22: Water Resources and Water Quality DM23: Noise DM24: Protection of Biodiversity and Geodiversity DM25: Design DM27: Landscape Design DM28: Residential Extensions

2.4	<p><u>Ringmer Neighbourhood Plan (2015)</u></p> <p>Policy 8.3: Provision of adequate off-road parking.</p> <p>Policy 9.1: Design of new development</p> <p>Policy 9.2: Housing development must make good use of available land</p> <p>Policy 9.3: External materials/roofs</p>
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3.	Site Description
3.1	<p>This application relates to a site on the southern side of Anchor Field near the centre of Ringmer. The existing dwelling located at the western end of a terraced row of four two-storey dwellings which are traditional in appearance. The dwelling has a catslide roof over a kitchen on its western side but is otherwise two storey in height, with a gable-ended frontage projecting forwards.</p> <p>To the south-west of the site is a new development of 77 dwellings.</p> <p>The dwelling has a sealed parking area to the side (west) and garden to the rear (south) to which the present application relates.</p>
3.2	<p>The access is to be altered, where the existing dropped kerb and vehicle crossover are to be made into a footway and kerb.</p>
3.3	<p>The site is not subject to any relevant planning designations and is located within the planning boundary.</p>

4.	Proposed Development
4.1	<p>Planning permission is sought to demolish the single storey element of the dwelling, and to add extensions to the side and rear to create an extended existing dwelling, and a second dwelling.</p> <p>The new dwelling would have a two storey, false pitched roof element and a gable-ended element to reflect the existing but would be slightly smaller in scale and set back on the frontage. The dwelling would be 6.8m in depth and 6.5m in width. The existing dwelling as remaining would be 6m in width.</p> <p>A part single storey flat roof extension, part two storey pitched roof extension would be added to the rear of the main dwelling to provide additional living space. The two-storey element would be some 3m in depth, 3.9m in width and 6.5m in height. The single-storey element would be 4m in depth, 6m in width and 2.8m in height.</p>

	<p>The existing dwelling would have three bedrooms (a double and two singles), with the new dwelling having two doubles (amended during the course of the application from three bedrooms).</p> <p>At ground floor level, each would contain kitchen, living and dining spaces, with doors opening onto rear gardens, with the existing dwelling also having a snug and small wc. At first floor level would be the bedrooms and bathrooms.</p> <p>The scheme has been amended during the course of the application to reduce its footprint; increase the distance to the side boundary (from 1m to 1.5m); change the design to mimic the existing terrace, remove the parking dominated frontage, set back the first floor; and reduce the scale and form to be less overbearing.</p>
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5.	Relevant Planning History:
5.1	None.

6.	Consultations:
6.1	<p>Ringmer Parish Council: resolved to object on grounds of contrary to NHP point 4.6 re. parking requirements, overdevelopment enclosing the existing gap between dwellings, poor design due to overlooking from the rear Juliette balcony on the proposed building, and drainage issues.</p> <p>Additional objection: Object on grounds of contrary to NHP pt 4.6 re. parking requirements, overdevelopment enclosing the existing gap between dwellings, poor design due to overlooking from the rear Juliette balcony on the proposed building and drainage issues. We do, however, support householders expanding existing dwellings.</p> <p>Southern Water: it appears the developer is intending to build over a public foul sewer which is crossing the site which is not normally permitted by Southern Water. An investigation is required before any decision can be made. If permission is granted, a condition must be added requiring the developer to advise of measures to protect the public sewers.</p> <p>Lead Local Flood Authority: unable to respond to minor applications unless planning officer deems there to be a significant flood risk arising from the proposal.</p> <p>Highways: Not necessary to provide formal highway authority comments, advised to consult minor planning application guidance 2017. Confirmed the Parking Beat Survey is sufficient in relation to ESCC guidance.</p> <p>Contaminated Land Consultee: aware of historic landfill within 250m of site but not of any landfill gas migration issue. Recommend condition</p>

	<p>regarding previously unidentified contamination, and informatives regarding asbestos, waste, and contamination/land stability.</p> <p>CIL: confirm site is CIL liable, require forms to be completed.</p>
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7.	Other Representations:
7.1	<p>In response to publicity representations were received from six residents objecting to the application and raising the following issues (where some subsequent objections were made from the same residents to the amended proposal/s):</p> <ul style="list-style-type: none"> - Parking impact – already a problem; - Out of character, will not match spacing between existing buildings; - Drainage already a problem in the area; - Overdevelopment – three-bed dwelling on what is currently a driveway; - Overdevelopment of area – large number of houses built on road in past three years; - Site location map not current – does not include new-builds next to, adjacent and very close to property; - Lack of consultation by Council; - Build is over known sewer/drainage easement, area of previous landfill; - Will block light and overlook gardens; - All objector’s windows facing site are frosted so currently have light but no view; - Ongoing construction impact; - Intrusive building out of keeping with village; - Plans state will be space for four cars but will only be enough for two; - Encroachment on neighbouring building in Anchor Field; - Juliette balcony will compromise privacy; - Will more than double the size of the existing dwelling and exceed rear building line of existing dwellings. <p>One representation has been received in support noting the following:</p>

	<ul style="list-style-type: none"> - Considerable improvement over previous design. Tasteful, proportionate and in keeping with local area; - Sensitive balance between need for housing and increased house site, and pressure on local infrastructure. - Overlooking is part and parcel of living close to one's neighbours; - No difficulty with parking within reasonable walking distance. Free, no restrictions.
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8.	Appraisal:
8.1	The main considerations of this application are the impact of the proposal on neighbouring residential amenity, impact on the character of the surrounding area, standard of accommodation, sustainability and parking.
8.2	<p>Impact upon character of the existing building and surrounding area</p> <p>The side extension containing the new dwelling would be over an area currently containing a single storey element of the main dwelling, and a parking area. There would be a 1.5m gap to the close-boarded fence of the new (2023) semi-detached dwelling at 1 Northhill Close, beyond which is their driveway and a blank flank wall. While the addition would infill a gap between the dwellings, it is not considered to be out of keeping with the area or the 'rhythm' of development. The streetscene contains dwellings at various spacings, angles and set-backs from the street so there is no obvious uniformity or openness that would be disrupted, particularly due to it being within a gap adjacent to a new development. While the concerns of residents and the Parish Council are noted, the scheme is considered to be acceptable in this regard.</p> <p>The single storey flat roof rear extension and two storey rear extension would have little impact on the surrounding area due to its height, scale and being screened from view from public vantage points.</p> <p>The design and form of the extensions are also considered to be acceptable and to be sympathetic to that of the existing dwelling and the character of the area. The false pitch and gable-ended addition would mirror the existing dwelling, but would be subservient in scale and set back slightly so it would not dominate it. The roofline, form and materials are considered to be appropriate and in keeping with the area, with brickwork and tiles to match the existing. The connecting false pitched roof element would be set well back from the main frontage and would have hang tiles to match the wider terrace so is considered to be an appropriate addition in the context of the dwelling and wider area.</p> <p>Conditions will be imposed requiring details of materials to ensure the works are in keeping with the existing building and area, and details of landscaping to ensure the site frontage in particular is of an acceptable appearance, given the very limited details that have been provided.</p>

	<p>On this basis the scheme is considered acceptable in terms of its design and impact on the dwelling and surrounding area.</p>
<p>8.3</p>	<p>Impact on neighbouring amenity</p> <p>The proposed extension to the existing dwelling to create a new dwelling would partially replace a small, single storey element, beyond which it would extend over an existing sealed parking area and the rear garden to provide the new dwelling. There would therefore be a significant increase in bulk and footprint next to the adjacent dwelling at 1 Northhill Close. However, the facing wall is entirely blank so there would be no loss of light or outlook to habitable rooms in that dwelling. The dwelling south of this (5 Northhill Close) also has a blank facing (northern) façade so would not be affected. The impact to 17 Anchor Field would also be limited due to its south-eastern position. The new dwelling would be in line with the host dwelling and therefore not bring unacceptable overshadowing/loss of light/outlook to it.</p> <p>There may be some loss of light to the garden at 1 Northhill Close, but it sits to the south-west of the extension so the loss of either sunlight or daylight would be limited. The gardens of 1, 3 and 5 Northhill Close are relatively small, but the extension would continue the built line fronting Anchor Field, extending to a very limited degree southwards into the site, so is not considered to result in an unacceptable increase in enclosure.</p> <p>The single storey and two storey rear extensions to the existing dwelling may bring some loss of light/overshadowing to 17 Anchor Field. However, whilst the single storey extension is built up to the boundary, it would be adjacent to an existing conservatory at the attached property and modest in height, with a flat roof. The two-storey element is small in size, positioned away from the attached property and is positioned at more than a 45-degree angle from it. The extensions would therefore not bring an unacceptable impact to the neighbouring property in terms of overshadowing, loss of light or outlook.</p> <p>There would be additional windows at the upper level creating additional views of neighbouring properties' gardens, but this is not unusual in residential areas such as this, and would be alongside the windows of the existing dwelling. Any views into the dwellings themselves, notably 5 Northhill Close, would be oblique. The development would be also be distanced 17m from 5 Northhill Close.</p> <p>It is considered however that any further development on the site risks impact on neighbouring residents so permitted development rights will be removed by condition.</p> <p>On this basis, the impact of the development on neighbouring residents is considered to be acceptable.</p>
<p>8.4</p>	<p>Standard of Accommodation</p> <p>Paragraph 130 of the NPPF notes that planning policies and decisions should ensure that developments, among other things, "(f) create places that are safe, inclusive and accessible and which promote health and well-</p>

being, with a high standard of amenity for existing and future users...”, noting that policies may make use of the Nationally Described Space Standard (NDSS) where the need for an internal space standard can be justified.

Policy CP11 of the LLP1 supports high quality design in development, achieved by ensuring the design of development, among other things “viii. Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;”

The bedrooms provided in both the existing and new dwelling would accord with the NDSS in terms of dimensions (7.5m² and 2.15m wide for single beds, 11.5m² and 2.75m wide for doubles), and the sizes of each dwelling would meet the required internal floor areas for the three-bed, four person existing dwelling (84m²) and two bed four person new dwelling (79m²).

There would be adequate light and circulation space for future residents, and a good provision of living/kitchen spaces in each, as well as garden areas.

On this basis, the standard of accommodation for both dwellings is considered to be acceptable.

8.5

Other Matters

Parking

The original scheme provided off-street parking, however, concerns were raised over parking dominated frontages and the spaces not meeting ESCC parking dimension standards, where cars would be at risk of overhanging the footpath.

The ESCC car parking demand calculator indicates a maximum of 3.17 spaces would be required for the development (both dwellings) and Ringmer Neighbourhood Plan advises 4 spaces for the development, where none is to be provided. Paragraph 115 of the NPPF states that sustainable transport modes are prioritised, taking account of a developments location and that ‘development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.

The site is considered to be a sustainable location, in close proximity to local shops and amenities (approx. 150m), including Morrisons, Post Office, Bakery, Butchers, Pub, Takeaways, Barbers and a Pharmacy. It is also in close proximity to Ringmer Green bus stops (approx. 200m), with very frequent services to Eastbourne, Lewes, Brighton and Tunbridge Wells.

The existing 2-bed property accommodates 1 parking space based on ESCC parking dimensions. This is to be replaced by an on-street space, where the dropped kerb of approx. 6m is to be reinstated. Other homes in

the terrace have front gardens, rather than off-street parking, where the parking is a newer addition at no.18.

Parking survey findings

As the development does not provide any off-street parking, a parking beat survey was undertaken, to measure the level of parking stress caused by the proposal, based on an increase of 2 vehicles. Parking surveys were undertaken in accordance with the methodology set out in ESCC Guidance March 2024, confirmed by ESCC. There are no parking controls in the nearby area. The survey was based on cars parked on 1 side of the road and were taken in the early hours of the morning when demand is highest. The existing stress for Anchor Field was calculated as 21.7%. Adding the development demand of 2 spaces increases the stress to 28.3%. For the (larger) whole survey area, stress was 31.4%, where adding the demand of two spaces increases stress to 32.8%. Above 85% stress is generally considered unacceptable in planning terms.

Summary

Whilst there is no off-street parking provided within the scheme, it is noted that there is unrestricted on-street parking in the immediate area, which would be increased by 1 space if the existing dropped kerb is removed. Further, it is in a very accessible location, close to local amenities and transport routes. In addition to this, Parking Beat Surveys were undertaken for the site, which concluded that there would be a limited level of increased parking stress from the development due to there being suitable capacity for parking on Anchor Field and in the survey area, where the proposal would not result in an unacceptable impact on the road network.

On this basis, subject to a condition requiring the removal of the dropped kerb, the scheme is considered acceptable in relation to the provision of parking. Timber cycle parking storage and bin storage is proposed to the front of the existing dwelling and rear of the new dwelling. Design details of the proposed storage is to be secured by condition. It is considered the addition of a single dwelling would have a negligible impact on highway capacity.

Drainage

Concerns over drainage are noted, but the site is within flood zone 1 which is at the lowest risk of flooding. Further, the new dwelling would partly replace an impermeable sealed area so the increase in flood risk is not considered to be significant.

Sewerage

Concerns regarding the sewerage infrastructure are also noted, but would be addressed through the condition sought by Southern Water, requiring information setting out how the pipes would be protected.

Sustainability

A condition will be imposed requiring sustainability measures in terms of energy efficiency to minimise the impact on climate change.

Contamination

	A condition will be imposed requiring details of remediation measures if contamination is found on site.
8.6	<p>Planning balance</p> <p>As of March 2021, the Council can no longer demonstrate a five-year housing supply. Taking this key factor into account, the provision of a new dwelling must be given increased weight in considering the planning balance of the application. The dwelling would be located inside the planning boundary. The provision of one dwelling would also provide limited economic benefit, for the construction of one home. There is limited harm from the development in terms of impact on neighbouring amenity, character of the surrounding area and on parking stress as stated within the report. Therefore, on balance, the provision of one new dwelling is be considered to outweigh any harm caused by the proposal.</p>
8.7	<p>Human Rights Implications:</p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>

9.	Recommendations
9.1	It is recommended that the application be approved subject to the conditions set out below.

10.	Conditions:
10.1	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
10.2	<p>Energy efficiency</p> <p>No development above ground floor slab level shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place</p>

	<p>prior to the first occupation of the dwelling, and shall be retained as such thereafter.</p> <p>Reason: in order to reduce locally contributing causes of climate change in accordance with Policy CP14 of the Lewes District Local Plan Part One and the NPPF.</p>
10.3	<p>Public sewer protection measures</p> <p>Prior to the commencement of the development hereby approved, details of the measures to be undertaken to protect the public sewer on the site shall be submitted to and approved in writing by the local planning authority, in consultation with Southern Water. The approved details shall thereafter be implemented in full throughout the development.</p> <p>Reason: to protect the sewerage infrastructure known to be on the site, in accordance with Policy DM22 of the Lewes Local Plan Part 2.</p>
10.4	<p>Details of materials</p> <p>Notwithstanding any details shown on the approved plans, no development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):</p> <ul style="list-style-type: none"> a) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used) b) samples of all cladding to be used, including details of their treatment to protect against weathering c) samples/details of all hard surfacing materials d) samples/details of the proposed window, door and balcony treatments e) samples/details of all other materials to be used externally <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory appearance to the development and to comply with Policies CP11 of LLP1 and DM25 of LLP2.</p>
10.5	<p>Landscaping</p> <p>No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after</p>

	<p>completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:</p> <ul style="list-style-type: none"> a) Details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used; b) A schedule detailing sizes and numbers/densities of all proposed trees/plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period; c) Details of all boundary treatments to include type, position, design, dimensions and materials; d) Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. <p>Reason: To enhance biodiversity and the appearance of the development in the interest of the visual amenities of the area, in accordance with Policy DM27 and DM30 of LLP2.</p>
10.6	<p>Secure cycle parking</p> <p>Notwithstanding the approved plans, no development above ground floor slab level shall take place until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.</p> <p>Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy CP13 of the Lewes Local Plan Part 1.</p>
10.7	<p>Refuse and Recycling Storage</p> <p>Notwithstanding the approved plans, no development above ground floor slab level shall take place until full details of the refuse and recycling storage have been submitted to and approved in writing by the Local Planning Authority. The storage and recycling facilities shall be constructed in accordance with the approved details before the development is first occupied and maintained thereafter.</p> <p>Reason: to ensure suitable storage of waste and collection arrangements to protect the amenity and character of the area in accordance with Policy DM26 of the LLP2.</p>

10.8	<p>Construction Hours</p> <p>Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.</p> <p>Reason: In the interest of residential amenities of the neighbours having regard to policies CP11 and DM25 of the Lewes District Local Plan and the National Planning Policy Framework.</p>
10.9	<p>Reinstatement of Kerb</p> <p>The development hereby permitted shall not be occupied until the redundant vehicle crossover has been converted back to a footway by raising the existing kerb and footway.</p> <p>Reason: In the interests of highway safety and parking, and in accordance with Policy CP13 of the Lewes Local Plan Part 1.</p>
10.10	<p>Permitted Development Restriction</p> <p>Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 and Part 2 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.</p> <p>Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies CP11, DM25 and DM34 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.11	<p>Porous Materials</p> <p>Any hard surfacing on the site frontage shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.</p> <p>Reason: To ensure increased run-off is managed within the site so flood risk is not increased elsewhere in accordance with Policy DM22 of the Lewes Local Plan Part 2.</p>
10.12	<p>Previously unidentified contaminated land</p> <p>If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels</p>

	of pollution from previously unidentified contamination sources in accordance with policies DM20 and DM21 of the Lewes Local Plan Part 2.
10.13	<p>Water run off</p> <p>Notwithstanding the plans hereby approved, all water run-off from the new development shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.</p> <p>Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining property by way of localised flooding or encroachment.</p>
10.14	<p>CIL Phasing</p> <p>The development shall be carried out in separate phases as follows:-</p> <p>Phase A – Erection of extension to the existing dwelling;</p> <p>Phase B – Erection of the new dwelling;</p> <p>Either phase may be commenced independently or at the same time.</p> <p>Reason: In order to provide an appropriate trigger for Community Infrastructure Levy (CIL) payments without prejudicing the erection of the extension to the existing dwelling at 18 Anchor Field.</p>

11.	Plans:
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	PLANS	22.11.2024	AMENDED REV D - SP-0453-05 - Proposed Elevations
	PLANS	22.11.2024	AMENDED REV D - SP-0453.06 - Proposed Sections
	PLANS	22.11.2024	AMENDED REV F - SP-0453.07 - Proposed Site Plan
	PLANS	22.11.2024	AMENDED REV D - SP-0453.04 - Proposed First Floor and Roof Plan
	PLANS	22.11.2024	AMENDED REV E - SP-0453.03 - Proposed Ground Floor Plan
	PLANS	19.03.2024	SP-0453.02 - Existing Floor Plans, Roof Plan, Elevations and Sections
	PLANS	19.03.2024	SP-0453.01 - Location Plan and Site Plan
	TRANSPORT REPORT	19.06.2024	Parking - Technical Note with Parking Beat Survey

	APPLICATION DOCUMENTS	16.08.2024	Supporting Statement
	APPLICATION DOCUMENTS	18.03.2024	Design & Access Statement

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.