

Agenda Item	A5
Application Number	25/00173/VCN
Proposal	Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing (pursuant to the variation of condition 2 on planning permission 23/01383/FUL to vary the layout/design and drainage and vary conditions 3,4,5,6,8,9,10,11,15,16 and 20 to agree pre commencement details)
Application site	Land South Of Burrow Beck Bailrigg Lane Lancaster Lancashire
Applicant	Mr Elliott Grimshaw
Agent	N/A
Case Officer	Mr Andrew Clement
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

Lancaster City Council is the landowner and applicant for this proposal, and the application is a major development scheme that has received representations from the public. Accordingly, in line with the scheme of delegation, the proposal is required to be brought to Planning and Regulatory Committee.

1.0 Application Site and Setting

1.1 This application relates to agricultural land just south of Lancaster, to the east of the A6 and Filter House (now Bailrigg Student Living). The application site is to the north of Bailrigg Lane and accessed from this highway, which is a cul-de-sac road leading to Bailrigg village situated to the east of this road. The allocation for Lancaster Health Innovation Campus is on the opposite southern side of Bailrigg Lane. A large-scale housing development was recently refused and dismissed at planning appeal on land immediately northeast of the application site, between Bailrigg and south Lancaster. The site forms the northern tip for the Lancaster South Broad Location for Growth, however following Lancashire County Council decision to suspend work on the South Lancaster Growth Catalyst, this has triggered a full review of the local plan. The Health Impact Assessment policy associated with this Lancaster South designation also covers the site. A public right of way (PROW) cycle path dissects the two elements of the site, running north to south from south Lancaster to Lancaster University. Electricity power lines cross over the northern portion of the site, with a circa 15-metre-tall pylon located in the eastern field of the site.

1.2 The Burrow Beck flows beyond the north of the site, with associated Flood Zones 2 and 3 flood risks just beyond the development area to the north. The Burrow Beck is a biological heritage site. The application site contains small corner pockets of medium and high surface water flood risk (1in100 year and 1in30 year event risks respectively). Within the south of the site, trees lining Bailrigg Lane

are protected through tree preservation orders. The northern and western elements of the site fall within a wider mineral safeguard area, and the site is also within a smoke control area.

2.0 Proposal

- 2.1 This application seeks to vary the planning permission granted for the installation of solar panels across the circa 6.5ha site area, to produce 4MW of sustainable energy with 3 associated substations within the site. The variation seeks to place panels at a shallower angle, now just 14 degrees, to maximise efficiency. This will reduce the upper height of panels to just 2.2 metres tall on flat sections of the site, with panels sited slightly closer together. The proposed layout is slightly altered, including repositioning of substations, increasing length of some substations, and alteration to the placement of panels, most notably around the western side of the development area. An easement and access to the pylon and substations are located within the site, and there is a 40-metre-wide area parallel to the A6 containing no solar panels or substations. All proposed installations are over 8 metres from the Burrow Beck. Security cameras are proposed attached to 6-metre-tall posts, and internal tracks and formalised access points are sought to ensure suitable accessibility to the proposed substations within the sites.
- 2.2 Variations have been sought to other conditions for the consideration of drainage details, landscaping, construction management plans, ground investigations, access points, archaeology, arboricultural measures, biodiversity plan, infrastructure access.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
23/01383/FUL	Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing	Permission granted
23/00493/EIR	Screening opinion for a solar farm	ES not required
23/00496/PRENG2	Pre-application advice request for the construction of a solar farm	Advice provided

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Scotforth Parish Council	Objection , concerns regarding landscaping along Burrow Beck, visibility of the development from the A6, the height of existing hedges to boundary treatments, locations for new hedges, and construction management plan (CMP) details and transit traffic on Saturdays.
Bailrigg Village Residents Association	Concerns regarding number of vehicle trips suggested within CMP (circa 110 per month), ecological and habitat impacts
County Highways	No objection , information submitted with regards to this condition is acceptable
Lead Local Flood Authority	No objection , however calculations for 1in30 annual exceedance probability events required to demonstrate compliance with standard S7 of the DEFRA technical standards for sustainable drainage systems, among other details required within SuDS Pro-forma before details can be agreed to become a control condition.
United Utilities	Holding response, no further observation received since 19 th February.

Environmental Health	No adverse comment, subject to control conditions regarding contamination, and any unforeseen contamination, and the works in accordance with the submitted construction management plan details.
Conservation Section	No observation received
Natural England	No observation received
Cadent Gas	No adverse comment, no impact upon infrastructure
Ramblers Association	No observation received
Public Rights Of Way	No observation received
Tree Officer	AIA excludes positioning of security surveillance and associated infrastructure, and requires GANT information for longer timescale maintenance and commitment to replacing hedgerows within 5 years of planting.
Mineral Safeguarding	No observation received
Environment Agency	No objection , informative regarding Flood Risk Activity Permit requirement for creation of outfalls to the Burrow Beck.
Electricity North West Limited	No observation received
RSPB	No observation received
Engineering Team	No observation received
Planning Policy	No observation received
County Archaeology	No adverse comment, written scheme of investigation agreed, subject to a planning condition for implementation of investigations, reporting and placing on the archives.
Shell UK	No adverse comment, no impact upon infrastructure

4.2 The following responses have been received from members of the public:

- One response, seeking fewer vehicle transfers to the sites and an accurate log of such transfers to be kept.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Procedural matters, principle of development
- Design, scale, layout, heritage and landscape impact;
- Residential amenity, glare and contamination;
- Flooding, drainage and infrastructure;
- Sustainable transport and highways impacts;
- Ecology, landscaping and trees; and
- Other matters.

5.2 **Principle of development, and the climate emergency** Development Management (DM) DPD policy DM53 (Renewable and Low Carbon Energy), Strategic Policies and Land Allocations (SPLA) DPD policies CC1 (Responding to Climate Change and Creating Environmental Sustainability) and SP1 (Presumption in Favour of Sustainable Development); and National Planning Policy Framework (NPPF) Sections 2. (Achieving sustainable development), Section 4. (Decision-making), and Section 14. (Meeting the challenge of climate change, flooding and coastal change)

5.2.1 A Section 73 application seeks permission to carry out development without complying with planning conditions imposed on a previous planning permission, but to vary the details controlled through planning conditions, and comply with such varied details and conditions. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted, subject to new or amended conditions. The new permission sits alongside the

original planning permission, which remains intact and unamended. It is ultimately open to the applicant to decide whether to implement the new permission or the one originally granted. Section 73 provides a mechanism to consider and assess material amendments (i.e. the changes sought via the Section 73 application) to an earlier planning permission.

- 5.2.2 A Section 73 application does not provide an opportunity to re-examine the principal considerations associated with the approved development, which were considered to be acceptable at the Planning Regulatory Committee in 2024. It was proposed by Councillor Robert Redfern and seconded by Councillor Dave Brookes: *“That the application be approved subject to the conditions in the Committee Report and subject to condition 2 controlling the colour of the substations to be dark green.”* Upon being put to the vote, thirteen Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.
- 5.2.3 The proposal continues to seek development of the site as a solar farm of similar quantum to previously approved. The variations to condition 2 seek to vary the precise layout and design of panels approved, particularly to reduce the angle/pitch of these panels. This will result in design, visual and residential amenity considerations that will be considered in following sections of the report. The proposal seeks minor amendments that continue to provide renewable energy, which forms a vital part of delivering sustainable development. The clear presumption in favour of development provided for renewable energy, with benefits to the wider community, which remains relevant to this proposed varied development.
- 5.2.4 Variations have been sought to other condition, through submitted reports and details for consideration at this stage, to seek to avoid reimposing some pre-commencement planning conditions and replace with control conditions for implementation of submitted details. Such conditional requirements would ordinarily be dealt with under the scheme of delegation through a discharge of conditions process. However, details have been submitted for consideration as part of this application, and as such these will be assessed within following sections of this report. These matters do not implicate the principle of development, because if these details submitted are not agreed through this application, such planning conditions could be reimposed unaltered, notwithstanding the information submitted, subject to conditions being agreed with the applicant.
- 5.3 **Design, scale, layout, and heritage impacts** Development Management (DM) DPD policies DM29 (Key Design Principles), DM30a (Sustainable Design and Construction), DM39 (The Setting of Designated Heritage Assets), DM42 (Archaeology), DM46 (Development and Landscape Impact) and DM53 (Renewable and Low carbon Energy Generation), DMCCH2: (Micro-Renewables in the Setting of Heritage Assets); Strategic Policies and Land Allocations (SPLA) DPD: SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 12. (Achieving well-designed and beautiful places) and Section 15. (Conserving and enhancing the natural environment); National Model Design Code (NMDC)
- 5.3.1 The proposed layout and location of panels is very similar to those previously approved. The locations of substations have altered, moving further away from boundaries to the site compared to originally approved positions. The shallower angle of panels proposed reduces the height from 2.55 metre originally approved to 2.2 metres (at flat areas of the site). This facilitates moving panels slightly closer together, optimising solar gain and efficiency from the development. In terms of design, scale and layout, these changes are non-material to the original approval and acceptable. However, the sought changes have potential implications upon residential amenity through glint and glare, which renders these alterations material considerations, to be explored in a following section.
- 5.3.2 The proposal includes 6-metre-tall poles for security surveillance equipment to be attached, with nine poles in each field (18 total) to offer surveillance of the site. The locations and height were unknown at the determination of permission 23/01383/FUL, and as such were controlled through condition 15 of that parent consent. This security system proposed is considered to be low impact visually and acceptable. The proposal excludes boundary treatments requiring the benefit of planning permission, with no external artificial illumination required due to the low-light camera technology proposed. The proposed measures are considered acceptable to vary condition 15, and it is recommended a control condition ensures that any security measures installed are carried out in accordance with the details submitted.

- 5.3.3 The heritage interest in the site lies in potential archaeological impacts, which were controlled through planning condition 6 of 23/01383/FUL for a written scheme of investigation to be agreed prior to commencement of development. The written scheme of investigation has been submitted for consideration, which the County Archaeology consultee (Historic Environment Team) have considered meets the requirements of the planning condition, subject to the development being carried out in accordance with this written scheme of investigation during construction, with post-excavation analysis within a report to be archived with the Historic Environment Team. As such, it is considered that condition 6 can be reworded as such as part of this application, if permission is granted.
- 5.4 **Residential amenity, glare and contamination** Development Management (DM) DPD policies DM29 (Key Design Principles), DM32 (Contaminated Land) and DM53 (Renewable and Low Carbon Energy Generation), DM57 (Health and Well-Being); and National Planning Policy Framework (NPPF) Section 8. (Promoting healthy and safe communities), Section 12. (Achieving well-designed and beautiful places) and Section 15. Conserving and enhancing the natural environment
- 5.4.1 The Glint and Glare assessment has been updated to reflect the altered angle and layout of panels as part of this proposal. Similar to the assessment relevant to the originally approved scheme, the variations would have no impact on train drivers from the railway west of and parallel to the A6, and no significant impact upon aviation activity at Cockerham Airfield. Solar reflections are geometrically possible are reduced towards a 200-metre section of the A6 and a 500-metre section of the M6. All predicted solar reflections occur outside of a road user's primary field of vision, with no significant impacts upon road user even without mitigation.
- 5.4.2 Dwellings to the east within Bailrigg could experience a low impact. There would be geometrically possible solar reflections between mid-March and late-September for the nearest property, but all are less than an hour per day, nearer 30 minutes, in the early evening (later than 5pm, earlier than 7pm). Compared to the previous approved scheme, this is shorter annual duration of impact, occurring slightly later in the day, for a similar duration of time per day. For the 66-bed student accommodation (Bailrigg Student Living) to the west of the proposal, impact would be similarly low. There would be geometrically possible solar reflections between early-April and early-September for the northmost student studio property, with other studios impacts for shorter annual duration. All are less than an hour per day, only occurring in the early morning before 6am. This again is similar to the impacts previously assessed and approved. As such, the amendments proposed result in no substantive change in residential amenity impact from glint and glare, and no undue adverse impact.
- 5.4.3 Potential amenity impacts could arise from disturbance of contaminated land, particularly site employees during construction, but also potentially passing residents given the proximity to public rights of way and highway. As such, condition 3 was attached to 23/01383/FUL to undertake ground investigations, which have been submitted for consideration as part of this application. Unfortunately, the LPA is yet to receive a response from Environmental Health, although this is anticipated to be received shortly, and will be updated verbally at planning committee. The ground investigation report identifies potential contaminants within the former farmstead area, close to the western boundary of the site. These conclusions have been reached from site investigation and laboratory tests. The report recommends a watching brief for suspicious soils and ground conditions as suitable ongoing mitigation, as a proportionate approach to the phase one and two ground investigations undertaken to date, with no remediation recommended within the report at this stage. This information appears to meet the requirements of the planning condition, which has been corroborated within the Environmental Health consultation response. As such, it is recommended that conditions 3 could be reworded to a control condition for development to be carried out in accordance with the measures within this report, with the only requirement for further details in the event of encountering any unforeseen contamination during construction.
- 5.5 **Flood risk and drainage** Development Management (DM) DPD Policies DM30b (Sustainable Design and Construction), DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water), DM36 (Protecting Water Resources and Infrastructure), and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 14. (Meeting the challenge of climate change, flooding and coastal change)

- 5.5.1 The amendments proposed do not exacerbate nor impact flood risk. The site has permission for a solar farm, which is unchanged through this proposal. A surface water sustainable drainage scheme has been submitted with this application, to be considered in relation to details required as part of condition 9 of 23/01383/FUL. The proposed drainage scheme relies primarily on above ground contour drains across the site, with some subterranean pipework to facilitate infrastructure access to address the needs of condition 11 of 23/01383/FUL. Surface water is attenuated to greenfield runoff rate through a hydro brake, and drained to outfalls to be installed to the Burrow Beck towards the north of the site, and a soakaway within the southwest corner of the site. The Environment Agency returned no objection to the proposal, but have requested the decision notice includes an informative that a Flood Risk Activity Permit will be required for the creation of outfalls to the Burrow Beck proposed as part of the drainage strategy.
- 5.5.2 Further calculations of the drainage scheme have been requested by the Lead Local Flood Authority to scrutinise as part of the consultation process, which have recently been reconsulted upon, and the LPA awaits their response. It is anticipated an updated response will be received prior to planning committee date, and an updated position will be reported verbally at planning committee. The surface water sustainable drainage scheme appears to meet the requirements of the planning condition, proposing multifunctional above ground drainage features, with soakaways and outfall to a watercourse at greenfield rate. Subject to no objections from Lead Local Flood Authority or other drainage consultees prior to determination, it is considered that a planning condition could be reworded to a control condition for development to be carried out in accordance with the proposed drainage scheme, to be verified and maintained at all times thereafter.
- 5.6 **Sustainable transport and highways impacts** Development Management (DM) DPD policies DM29 (Key Design Principles), DM30c (Sustainable Design and Construction), DM53 (Renewable and Low Carbon Energy Generation), DM60 (Enhancing Accessibility and Transport Linkages) and DM61 (Walking and Cycling); Strategic Policies and Land Allocations (SPLA) DPD policies: T2 (Cycling and Walking Network); and National Planning Policy Framework (NPPF) Section 9. (Promoting sustainable transport)
- 5.6.1 The amendments to this proposal include 3 metres wide internal tracks, leading to substations from the existing site access points, which will be formalised in tarmacadam for the first 5 metres from the highway to prevent encouragement of loose material onto the highway. These works are necessary for future employees visiting the site to access the substations, which are proposed in more discrete locations away from the site edges. Subject to the internal tracks being finished in a suitable rural loose stone material, and the first 5 metres to the public highway being hard surfaced as required by County Highways, the proposal provide suitable access to the site. Whilst these tracks replace existing grassland, such tracks are commonplace on agricultural land. These access works at ground level would not cause any undue visual and landscape harm in the context of the wider solar farm development.
- 5.6.2 Construction management plans (CMP) have been submitted as part of this application. The first relates to groundworks as part of the development, prior to delivery or installation of any solar panels, substations or other substantive above ground developments. This groundworks CMP is lighter document, detailing roadwork signs and banksman areas at the cycletrack crossing to the east field access, and restrictions on associated traffic entering Bailrigg village. This CMP is considered to be proportionate to the groundworks element of construction prior to the importation or installation of any energy infrastructure.
- 5.6.3 The more substantive CMP includes turning and unloading areas, traffic signals, and banksman, with site operation hours between 8am and 5pm weekdays and Saturdays, but delivery of solar panels between 9:30am and 3pm on these days (excluding Sundays). Panels will be transferred to the eastern field from the western field by smaller vehicles. It is anticipated that the above ground development phase will result in circa 11 HGV loads each month, with 110 small vehicle transfers. The CMP includes dust monitoring and measures to prevent dispersion. County Highway have assessed this information, and this statutory consultee consider the information provided acceptable, with no objections. There have been concerns from Bailrigg Village Residents Association and objection from Scotforth Parish Council regarding the CMP and disruption during this phase of development. The majority of major developments will result in some unavoidable disruption during construction phases, however the details provided are considered to offer suitable mitigation measures for the development to be acceptable for construction carried out in accordance

with the details submitted, and it is recommended this is reflected in control conditions for conditions 4 and 5.

5.7 **Ecology, landscaping and trees** Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity) DM45 (Protection of Trees, Hedgerows and Woodland), DM53 (Renewable and Low Carbon Energy Generation) and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 11. (Making effective use of land) and Section 15. (Conserving and enhancing the natural environment)

5.7.1 The proposed development as amended can still be completed with the retention of all trees within the site. There are no developments proposed within root protect areas of these tree on-site, which is considered to be suitable protection and method to ensure the retention of trees, with adverse comment in this regard from the Council's Tree Officer.

5.7.2 Soft landscaping is controlled through planning condition 13 of 23/01383/FUL for details to be submitted prior to first use. No landscaping plan was approved through the parent consent to this application, however details have been submitted as part of this application for consideration. The proposal includes no planting to the north of the site along the route of the Burrow Beck, to retain this riparian zone and habitat. The beck is already well tree-lined, and the north boundary to Collingham Park is the strongest screened as existing. The proposed landscaping includes mixed native hedgerow planting along the A6, providing a hedgerow south of the beck joining the existing hedge further south. Further areas of hedge planting are proposed to more open corners to the southwest of both development fields.

5.7.3 This will cumulatively deliver circa 70 metres of new mixed native hedgerow planting, located in more open areas of the existing boundaries to assist in softening some of the existing visually open boundary areas. Additional information has been received to provide a 10-year maintenance schedule and replacement commitment of failed planting to address Tree Officer observations. Whilst further observations have yet to be received from this consultee, once received this can be updated verbally to planning committee. The proposed landscaping scheme and its maintenance are considered to be acceptable, subject to these being implemented and maintained as such through a control condition.

5.7.4 A detailed Habitat Management and Monitoring Plan (HMMP) has been submitted as part of this application, in relation to details required through condition 10 of 23/01383/FUL, seeking to agree these details at this stage for this proposed varied development. This document details that the existing poor condition modified grassland will be lost and replaced by good condition other neutral grassland. An area of hawthorn scrub will be enhanced to create mixed scrub in moderate condition, in addition to enhanced and new hedgerow planting to form native species-rich hedgerows. This information demonstrates significant gain of habitat units and hedgerow units, which is ample mitigation for the loss of a small length of hedgerow to ensure National Grid access to the pylon within the site. Whilst the original permission was validated prior to the mandatory legal requirement to deliver biodiversity net gain (BNG), the proposal will create a program of ongoing management of proposed additional landscaping and planting. As such, subject to development being carried out, maintained and monitored in accordance with the submitted HMMP, this is considered to provide a benefit to the development above and beyond policy and legislative requirements.

5.8 **Other matters** Development Management (DM) DPD policy DM58 (Infrastructure Delivery and Funding);

5.8.1 The site contains existing subterranean and above ground infrastructures, with National Grid power cables and a pylon located in the eastern field. This application seeks variation to condition 16 of permission 23/01383/FUL. However, no details have been provided relating to a scheme for moveable structures within 30 metres of the existing pylon. As such, if granted, it is recommended that condition 16 of permission 23/01383/FUL is reimposed unaltered on any subsequent consent issued through this application. Condition 20 is also sought for variation, this was a control condition of permission 23/01383/FUL, but the amended proposed site plans referenced within the condition should be updated to reflect the changes to the development, which still retains the 3-metre-wide accessway required by National Grid.

6.0 Conclusion and Planning Balance

- 6.1 The proposed solar development would contribute to the decarbonisation of electric energy in the district, contributing positively to both local and national climate mitigation targets, and clearly supports the Council's climate change targets of net zero by 2030. The amendments proposed through this variation of conditions application are minor, and would not exacerbate any adverse impacts of the proposal, whilst still delivering the significant benefits that weighed in favour of the originally approved scheme. The redesign of solar panel angles and locations causes no undue harm visually nor to neighbouring residential amenity through glint and glare. Access tracks proposed are considered to cause no undue harm visually nor to the public highway, and security camera poles represents a visually sympathetic security system, avoiding tall security fencing and external artificial illumination through the technology proposed.
- 6.2 In addition to the above proposed variations to the previously approved development, details have been submitted relating to other conditions attached to the parent consent to alter these to control conditions. With the exception of the absence of information relating to condition 16, all other conditional matters submitted have provided acceptable details required by those conditions, subject to a couple of consultation response from statutory consultees on such matters anticipated to be received soon and reported verbally. It is recommended these acceptable details, subject to no objections, are reflected in control condition attached to permission of the development, if granted. This will help facilitate the timely implementation of the cumulative social, economic and environmental benefits of a renewable energy development in accordance with agreed details. NPPF paragraph 163 directs local planning authorities to approve applications for renewable and low carbon development if its impact are, or can be made, acceptable, as is considered to be the case with this proposal.

Recommendation

That Variation of Conditions Planning Permission BE GRANTED subject to the following conditions

Condition no.	Description	Type
1	Timescale	Control
2	Accord with approved plans	Control condition, updated to reflect amended plans
3	Contaminated land assessment	Control condition, subject to no objection from Environmental Health
4	Construction management plan	Control condition
5	Details of access point works for construction traffic	Control condition
6	Archaeological investigation	Control condition
7	Employment skills plan	Prior to commencement
8	Tree protection measures	Control condition
9	Flood risk and drainage measures	Control condition
10	Biodiversity Gain Plan, including management, maintenance and monitoring plans for at least 30 years	Control condition
11	Scheme for facilitating access over drainage bunds	Control condition
12	Verification report of implemented drainage	Prior to first use
13	Landscaping plan and maintenance	Prior to first use
14	Surveying and repair any damage to Bailrigg Lane	Prior to first use
15	Details and precise locations of fencing and security poles	Prior to installation
16	Scheme for provision of temporary moveable structures within 30 metre buffer of pylon, no development/structures within 15 metres	Prior to any installations within 30 metre buffer zone, unaltered

17	25-year period (or 12mths of no electricity generation) and decommissioning plan	Prior to decommissioning
18	Implement ecology report mitigation	Control
19	Geotextile lined, grass seed and maintain level changes for drainage and substations	Control
20	Maintain access and easement to pylon	Control, updated to reflect amended plans
21	Underground cabling	Control
22	No development/structures over 4 metres tall within buffer of electricity lines	Control

Informative

Flood Risk Activity Permit requirement for creation of outfalls to the Burrow Beck

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Officers have made this recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.