

Appendix 1 - 21/00708/FUL

Cranmore House (21/00708/FUL)

Applicant's Statement for 20 July 2021 Planning Committee

Dear Members

Thank you for the opportunity to present this statement which has been prepared by Pegasus Group (the planning agent) on behalf of the applicant for this application (Cranmore Developments Ltd).

This afternoon, you are being asked to consider the details for our scheme at Cranmore House, Eye. Your officer's report provides a thorough and detailed description of the proposal and explains that it is consistent with the terms of your adopted development plan. Given the detail in the report and recommendation for approval, we intend to simply highlight the key aspects of the proposal.

The proposal is for 25 new homes located on an allocated site in your adopted Local Plan and therefore forms a small but not insignificant part of the local housing supply. You will be aware that there have been unsuccessful attempts over the last 6 or 7 years by others to gain planning permission and commence development of the site.

The scheme has been specifically designed from the outset to address the concerns associated with earlier applications on the site, relating primarily to noise impacts. As explained in your officer's report, these concerns have now been fully addressed.

The design of the scheme has further evolved through discussions with officers and statutory consultees to ensure that all issues raised during the determination of the first application have been addressed, and the design of the scheme has been improved. An earlier identical application was only refused on ecology grounds as we were unable to get the seasonal bat surveys completed in time. However, all other matters were agreed with officers as having been satisfactorily resolved and the only reason for refusal related to the missing survey information.

The application that is before you today is the same application now with the relevant ecology survey information provided which demonstrates that there will be no impact on bats. Your wildlife officer has confirmed that the additional ecology information is acceptable, and he has no objections to the scheme. Furthermore, the additional ecology information demonstrates that a biodiversity

net gain benefit which can be achieved as a result of the proposed scheme and a financial contribution has been agreed to deliver the enhancements on the nearby Eye Green Local Nature Reserve.

Members, you have before you a scheme that has been formulated to address all former refusal reasons raised during previous planning applications on the site. Your officer has confirmed that the scheme is now acceptable in all respects and complies with your relevant development plan policies. I therefore respectfully request that you agree with your officer's recommendation and approve the application.

Thank you for your time.