

**APPLICATION NO: F/YR21/0361/F**

**SITE LOCATION: Land North Of 39 To 49, Coates Road, Eastrea,**

**UPDATES:**

On the 20<sup>th</sup> July the Government published a revised National Planning Policy Framework (NPPF). There are no changes to the NPPF which have a material effect on the consideration of this application, however the paragraph numbers referred to in the Committee report have been amended as follows:

- Applications must be determined in accordance with the development plan (***NPPF 2021 – Para 2***)
- Presumption in favour of sustainable development (***NPPF 2021 – Para 10***)
- high quality design and a good standard of amenity for all existing and future occupants (***NPPF 2021 – Chapter 12***)
- Development should only be refused on transport grounds where the residual cumulative transport impacts are severe (***NPPF 2021 – Para 111***).
- Supply of housing (***NPPF 2021 – Chapter 5***)
- Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development (***NPPF 2021 – Para 14***)
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (***NPPF 2021 – Chapter 12***)
- Development and flood risk (***NPPF 2021 – Chapter 14***)
- Minimising impacts on biodiversity (***NPPF 2021 – Chapter 15***)
- Archaeological interests in a site (***NPPF 2021 – Para 194***)
- Planning conditions and obligation (***NPPF 2021 – Paras 55 -57***)

**Recommendation: Remains one of grant as per pages 163 – 167 of the Agenda**