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Minutes of a meeting of the Adur Planning Committee 4 March 2024 at 6.30 pm

Councillor Carol Albury (Chair)
Councillor Joe Pannell (Vice-Chair)

Councillor Jeremy Gardner
Councillor Carol O'Neal
Councillor Vee Barton
*Councillor Dan Flower

Councillor Jim Funnell
Councillor Gabe Crisp
Councillor Andy McGregor

*Absent

Officers: Planning Services Manager, Principal Planning Officers, Lawyer and Democratic Services Officer

ADC-PC/79/23-24 Substitute Members

There were no substitute members.

ADC-PC/80/23-24 Declarations of Interest

There were no declarations of interest.

ADC-PC/81/23-24 Public Question Time

There were no pre-submitted Public Questions.

ADC-PC/82/23-24 Members Questions

There were no pre-submitted Members Questions.

ADC-PC/83/23-24 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on **5 February 2024** be confirmed as a correct record and that they be signed by the Chair.

ADC-PC/84/23-24 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/85/23-24 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/86/23-24 Sustainable Energy Supplementary Planning Document

The Principal Planning Officer presented the report which members noted.

ADC-PC/87/23-24 Appeal Decision

An update on an appeal decision which members noted.

The meeting ended at 9.18 pm

Chair

Application Number:	AWDM/0970/23	Recommendation - APPROVE
Site:	42 Brighton Road, Lancing	
Proposal:	Demolition of existing dwelling and construction of a 4-bedroom detached dwelling over 3 levels with rear terrace and associated works. New outbuilding with raised terrace to the south. New detached garage with guest bedroom over and cycle store to the north. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0923/21. Amendments: Increase in height of house by 0.85m, addition of first floor balconies to front elevation, addition of lightwells to front. Increase in height to garage block by 0.37m; addition of cladding to garden room	
Applicant:	Mr Bernard	Ward: Widewater
Agent:	Mr Paul Smith - Domus Architecture Ltd	
Case Officer:	Peter Barnett	

The Principal Planning Officer explained that this application and the next one on the agenda pertained to the same property and procedurally the two items could not be considered separately and so would be heard and deliberated over together. The Officer clarified for members that the application for amendments to the property was largely retrospective whilst the application for changes to the outside areas was a new one.

There were three registered speakers who gave representations in objection to the applications. They broached concerns regarding the height of the property, overlooking, access to the balconies and the ground level of the rear garden.

There was one registered speaker who gave a representation in support of the application. He clarified for the Members that the level of the rear garden had been set by the previous successful application and these levels had not been deviated from. He explained that patio doors to the balconies had been installed in order to allow access to tend the planted areas on them.

During debate Members voiced concerns over the possible risk of flooding and landslides into the neighbouring properties which could be caused by very heavy rain and the committee expressed a desire for the Officers to investigate this, and the issue of drainage, further.

The matter of the patio doors installed for access to the balconies was discussed and members agreed that these must be removed and replaced with alternative glazing, with no access.

After much discussion it was resolved that the following elements of the applications were acceptable:

- increase to height in dwelling
- addition of lightwells to dwelling
- increase in height of garage block
- addition of cladding to garden room
- glazing instead of patio doors to the first floor balconies (details of glazing/any ventilation to be agreed and subject to condition).

A proposal was put forward for Members to consent to delegate to Officers to agree with Legal Services an appropriate way of determining these elements and the Committee were to be advised prior to a decision being issued. This was seconded and voted in favour of unanimously.

Decision - APPROVED - subject to the below conditions:

Members requested further information regarding the garden levels and drainage on the boundary. The proposed trellis/privacy screen under AWDM/0163/24 was **not approved** as it was considered that it would be overbearing and cause overshadowing to the neighbouring property at no.44). Officers would further investigate whether the levels were already approved and a further report was to be brought back to Committee.

1. Approved Plans
2. Car parking to be provided
3. Cycle parking to be provided
4. EV charging to be provided
5. Drainage scheme to be implemented as approved
6. Construction Management Plan to be adhered to at all times
7. To be constructed in compliance with Flood Risk Assessment
8. Removal of PD Class A, AA, B
9. Balcony screens to be installed prior to first use
10. Obscure glaze side windows
11. Landscaping to be completed
12. Noise assessment for guest accommodation to be completed prior to occupation
13. To be carried out in accordance with previously approved energy statement and water efficiency statement
14. Garage and guest accommodation to be used ancillary to dwelling
15. No access to planted flat roof areas at first floor at front of dwelling at any time other than for maintenance

Application Number:	AWDM/0163/24	Recommendation - APPROVE
Site:	42 Brighton Road, Lancing	
Proposal:	Demolition of existing dwelling and construction of a 4-bedroom detached dwelling over 3 levels with rear terrace and associated works. New outbuilding with raised terrace to the south. New detached garage with guest bedroom over and cycle store to the north. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0923/21. Amendments: Inclusion of a trellis/privacy screen along the area of terrace next to the sunken seating as part of proposed landscaping scheme	
Applicant:	Mr Mario Bernard	Ward: Widewater
Agent:	Domus Architecture Ltd	
Case Officer:	Peter Barnett	

As application AWDM/0790/23 above.

Application Number:	AWDM/1683/23	Recommendation - APPROVE subject to the completion of a s106 agreement to secure Travel Plan monitoring fee of £3,500
Site:	75 Marlborough Road, Lancing Business Park, Lancing	
Proposal:	Demolition of existing building and construction of new building for use as production, warehousing, office and distribution facility for the Scout Association	
Applicant:	The Scout Association	Ward: Churchill
Agent:	Lewis and Co Planning SE Ltd	
Case Officer:	Peter Barnett	

The Principal Planning Officer presented the report explaining that the purpose of the application was to demolish the existing warehouse structure and replace it with a larger warehouse building with a different orientation lying parallel with the road.

There were two registered speakers who gave representations in support of the application. They confirmed for the committee that although there were currently no plans to have battery storage with the PV panels, there was provision to do so in the future.

During the debate the Members concurred that this was a favourable application and a proposal to approve it was put forward. This was seconded and voted in favour of unanimously.

Decision - Approve - Subject to the completion of a s106 to secure Travel Plan monitoring fee of £3,500 and the following conditions:-

1. Approved Plans.
2. Time limit.
3. Ecological enhancements.
4. Landscaping.
5. Materials.
6. Parking.
7. CMP.
8. Travel Plan.
9. Hours of working.
10. Provision of energy efficiency measures.

11. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (by Hamworth McCall Consulting, Rev A, 5th January 2024) and Drawing Foul and Storm Water Drainage Plan by Hamworth McCall Consulting, Rev P02, January 2024 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.
12. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
 - I. a timetable for its implementation,
 - II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
 - III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
13. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.
14. Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.
15. Contaminated land.

Application Number:	AWDM/1727/23	Recommendation - Delegate the application to Head of Development for APPROVAL subject to confirmation with Southern Water regarding the required distance to the diverted sewer
Site:	Garage Block, 88 To 97 Daniel Close, Lancing	
Proposal:	Demolition of existing garages; erection of 9no. Dwellings and associated works. Application to Vary Condition 1 (plans) to previously approved AWDM/0827/22.	
Applicant:	Adur District Council	Ward: Mash Barn
Agent:	Ms Niki Fisher, Boutique Modern	
Case Officer:	Gary Peck	

The Planning Services Manager presented the report explaining that this was an approved application which had returned to committee to seek a variation of a condition to allow a modular form of construction.

The Committee found this to be a favourable application and voted unanimously to approve the recommendation.

Decision - Delegate APPROVAL to the Head of Development to grant permission subject to the rewording of the pre commencement conditions to reflect any details approved under the previous permission and subject to the following conditions:-

1. Approved Plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

3. No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide adequate on-site car parking space for the development.*

4. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

5. No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.*

6. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

7. The development shall be carried out in accordance with the submitted Flood Risk Assessment (dated 10/08/2022, v1.8, Ref: 15945/02/HOP/SUDS) and first floor plans (Ref: P133-BMH-XX-01-DR-A-0011-Preliminary-P14-Proposed FF Block Plan) and the following mitigation measures detailed therein:

- Finished first floor levels must be set no lower than 6.7 metres above Ordnance Datum (AOD) to allow safe refuge above design flood levels.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

8. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual

ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the site is adequately drained.*

9. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate maintenance and management of the surface water drainage system.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no windows or other openings shall be formed in the eastern and western walls of the approved dwellings.

Reason: *To prevent overlooking and to comply with saved policy 15 of the Adur Local Plan.*

11. No works or development shall take place until full details of all hard and soft landscaping works (including the provision of bollards protecting the triangular green space) and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with Ref: AWD/0827/22 others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *To ensure adequate landscaping is provided.*

12. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), the proposed dwellings shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

14. The hours of construction to implement the development hereby permitted shall be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Reason: *In the interests of the amenities of neighbouring properties.*

15. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate means of foul sewerage and surface water disposal.*

Application Number:	AWDM/1728/23	Recommendation - Delegate APPROVAL to the Head of Development subject to the receipt of satisfactory comments from the Council's Drainage consultant
Site:	Garage Compound, Gravelly Crescent, Lancing	
Proposal:	Demolition of existing garages, proposed 7no. dwellings within two blocks with 16 parking spaces, access off Gravelly Crescent. Application to vary condition 1 (approved plans) of AWDM/2068/21	
Applicant:	Adur District Council	Ward: Mash Barn
Agent:	Ms Niki Fisher, Boutique Modern	
Case Officer:	Gary Peck	

The Planning Services Manager presented the report explaining that this was an approved application which had returned to committee to seek a variation of a condition to allow a modular form of construction.

The Committee found this to be a favourable application and voted unanimously to approve the recommendation.

Decision - Delegate APPROVAL to the Head of Development to grant permission subject to the rewording of the pre commencement conditions to reflect any details approved under the previous permission and subject to the receipt of satisfactory comments from the Council's Drainage consultant. Also subject to the following conditions:-

1. Approved Plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

3. No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide adequate on-site car parking space for the development.*

4. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

5. No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: *To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.*

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented and adhered to throughout the construction period. The Plan shall provide the following details as a minimum:

the anticipated number, frequency and types of vehicles used during construction;

the method of access and routing of vehicles during construction;

the parking of vehicles by site operatives and visitors;

the loading and unloading of plant, materials and waste;

the storage of plant and materials used in construction of the development;

the erection and maintenance of security hoarding;

the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);

details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

7. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the site is adequately drained.*

8. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific

maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate maintenance and management of the surface water drainage system.*

9. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- (1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

- (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To ensure that any contamination risks identified on the site are adequately identified and mitigated.*

10. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Sustainable Drainage & Flood Risk Assessment, Ref: 15945/03/HOP/SUDS, dated October 2022, V2.0, by HOP Consulting Limited) and the following mitigation measures detailed within the FRA:

- Internal access to the upper storey of the blocks/buildings is to be maintained for the lifespan of the development and all sleeping accommodation is to be located on the First Floor and above, except for one unit providing a wheelchair accessible, level access bungalow dwelling (sections 5.4 & 5.5 of the FRA).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To ensure adequate mitigation measures are provided in an area at risk of flooding.*

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no windows or other openings shall be formed in the northern and southern walls of the approved dwellings. Ref: -AWDM/2068/21

Reason: *To prevent overlooking and to comply with saved policy 15 of the Adur Local Plan.*

12. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *To ensure adequate landscaping is provided.*

13. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), the proposed dwelling shall

not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

15. The hours of construction to implement the development hereby permitted shall be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Reason: *In the interests of the amenities of neighbouring properties.*

16. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate means of foul sewerage and surface water disposal.*

17. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the adequate provision for refuse and recycling facilities.*

Application Number:	AWDM/0182/24	Recommendation - REFUSE
Site:	90 Brighton Road, Lancing, West Sussex	
Proposal:	Alterations and extensions to building including rear dormer to form 2nd floor and sub-division of the building to create 2no. 3 storey dwelling houses. Application to Vary Condition 1 of previously approved AWDM/1041/23. Amendments: Rear balconies with privacy screens to both dwellings	
Applicant:	Seaview Building Company	Ward: Widewater
Agent:	Mr Luke Carter	
Case Officer:	Hannah Barker	

The Planning Services Manager presented the report explaining that there had been two further letters of objection received from residents in neighbouring properties citing lack of privacy, further loss of amenities and disturbance from construction work. Lancing Parish Council had also objected on grounds of overdevelopment.

There were two registered speakers who gave representations in support of the application and they assured the Members that only consented building work had commenced so far. They drew the committee's attention to the fact that many of the properties along this stretch had balconies and so they considered their application not to be out of keeping with the area.

During debate it was discussed whether or not the balconies applied for were appropriate in this particular position considering the neighbouring garden being very small. It was expressed that the screen could be considered to be very large and overbearing.

There was a proposal to accept the Officer's recommendation and refuse the application. This was seconded and voted on with an outcome of six votes in favour and two votes against.

Decision - REFUSE - for the reason(s):-

1. The proposed balconies and associated privacy screens will give rise to external and elevated activity and bulk in close proximity to the neighbouring properties in particular the attached dwelling no. 92 Brighton Road. This will give rise to a harmful, detrimental impact which is contrary to Policy 15 of the Adur Local Plan and the NPPF.

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