

H03-0407-17 The Cottages
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SHORTFALL – There is currently a shortfall of housing according to the most recent statement of the housing and land supply April 2016. Only a 2.9 year supply has been identified. New housing applications should be looked upon favourably according to the National Planning Policy Framework paragraph 49. They also state in paragraph 14 that planning permission should be granted unless :- **Any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.**

IMPACT- This proposal can be developed without any adverse impact on the surrounding area the site is not visible from the road and is surrounded by trees.