

the scale of the development would determine that these benefits would not be significant in terms of their overall contribution to sustaining facilities and services or enhancing social cohesion.

24. The development would not comply with development plan policy in respect of its location and I have afforded the conflict of Policy CS1 of the CS with the Framework limited weight. Taken with the significantly detrimental effect on the character and appearance of the area, the conflict with the development plan outweighs the benefits of the proposed development outlined above.
25. Even if the Council did not have five years housing land supply, the adverse effects of the development identified above would significantly and demonstrably outweigh the benefits of the appeal scheme when assessed against the policies in the development plan and the Framework taken as a whole. This does not indicate the proposal should be determined other than in accordance with the development plan.

Conclusion

26. The proposed development would be contrary to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal should not succeed.

Paul Thompson

INSPECTOR