

## A Positive Approach to Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This means that any discussions with applicants and developers at both pre-application and application stage will be positively framed as both parties work together to find solutions to problems. This does not necessarily mean however, that development that is unacceptable in principle or which causes harm to an interest of acknowledged importance, will be allowed.

The Local Plan is the starting point for decision making. Proposals that accord with the Local Plan will be approved without delay. Development that conflicts with the Local Plan will be refused unless other material considerations<sup>ii</sup> indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will seek to grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan taken as a whole; or
2. Specific policies in the Local Plan indicate that development should be restricted.

The Council will grant planning permission where we are satisfied that it will achieve a positive outcome that meets a recognised planning purpose.

Unsatisfactory applications will however, be refused without discussion where:

1. The proposal is unacceptable in principle and there are no clear material considerations that indicate otherwise; or
2. A completely new design would be needed to overcome objections; or
3. Clear pre-application advice has been given, but the applicant has not followed that advice; or
4. No pre-application advice has been sought.