

Very Special Circumstances Annex

Officers have prepared a comparison table (below) to enable Members to understand how consistent their approach to considering VSC and the planning balance is with the SoS decision. In summary, Officer approach is generally consistent with that of the SoS and potentially more conservative in affording weight to benefits and more challenging in the way it affords weight to harm.

Impacts	SoS Decision	Officer Recommendation
Harmful		
Impact on Green Belt	Very substantial	Very substantial
Heritage impact	Considerable	Significant
Landscape / visual	Moderate	Moderate
Loss of agricultural land	None	Limited
Limited loss of local employment	n/a	Some
Beneficial		
PROW	Moderate	Some
Footloose	n/a	Some
Economic	Very significant	Significant
Social (inc health and education)	Substantial	Significant
Cultural	Significant	Significant
Biodiversity and tree planting	Substantial	Moderate
Sustainability	n/a	Moderate
Housing delivery	Significant	Significant
Affordable housing	Initial 10% provision nil, beyond 10% limited	Initial 10% provision nil, beyond 10% some
Off-site highways improvements	Moderate	Significant (NB: highways proposals have changed since SoS decision)