

<b>Reference No:</b> P/VOC/2024/05673			
<b>Proposal:</b> Erect building for use as Learning Resource Centre. (with variation of conditions 2 & 3 of planning permission P/FUL/2022/02607 to amend plans & materials)			
<b>Address:</b> Cerne Abbas Church of England First School Duck Street Cerne Abbas DT2 7LA			
<b>Recommendation:</b> Grant			
<b>Case Officer:</b> Jim Bennett			
<b>Ward Members:</b> Cllr Haynes			
<b>Fee Paid:</b>	£293.00		
<b>Publicity expiry date:</b>	20 December 2024	<b>Officer site visit date:</b>	19/11/2024
<b>Decision due date:</b>	14 January 2025	<b>Ext(s) of time:</b>	
<b>No. of Site Notices:</b>	1		
<b>SN displayed reasoning:</b>	Railings to front of school		

### **Reason Application Reported to Committee**

The application is made by Dorset Council and relates to land owned by Dorset Council. The application is reported to committee in accordance with requirements of Dorset Council's Constitution for committee's consideration and determination.

### **Summary of Recommendation**

That planning permission be granted subject to the conditions set out in this report.

### **Reason for the Recommendation**

A recommendation to grant planning permission is made following consideration of:

- a. the application;
- b. the development plan;
- c. national planning policy and guidance;
- d. consultation responses and other representations made about the application;
- e. relevant legislation; and

f. other matters set out in this report.

It is considered that the application proposal is in general accordance with the development plan and that there are no material considerations warranting or requiring that the application be determined other than in accordance with the development plan. Subject to recommended conditions, it is considered that planning permission should be granted.

### **Summary of Conclusions on Key Planning Issues**

The table below provides a summary of the conclusions drawn in relation to the main planning issues assessed in subsequent sections of this report.

<b>Issue</b>	<b>Conclusion</b>
Acceptability in principle of proposed development	Suitable and sustainable location for proposed development to which there is no in principle land use objection.
Flood risk and drainage	Sustainable form of development that responds positively to the climate emergency and which meets or exceeds development plan requirements for climate change and flood risk
Impact on character and appearance of application site and surroundings	Proposal is in accordance with most relevant design related policies of the Adopted Local Plan.
Impact on Heritage Assets	No harm to either character or appearance of Cerne Abbas Conservation Area and no harm to significance of known heritage assets.
Impact on amenity	No unacceptable impact on amenity or use of any property.

## **Background and Description of the Site**

A variation to the approved scheme is sought for the erection of a learning resource centre on land at Cerne Abbas Church of England First School. It is proposed to vary conditions 2 and 3 which are the plan numbers and the materials conditions. The Application Site comprises approximately 250 sqm of hard-surfaced playing field land to the north of the main school building on the western side of Duck Street and mostly comprises a small playground. The playground is slightly elevated above Duck Street and is enclosed from Duck Street by a brick wall and railings inside of which is a higher wire mesh fence. Within the playground are a number of ancillary structures including a pergola/canopy and a timber shed.

The main school building is partly of Victorian construction, stands immediately adjacent to the pavement in Duck Street, adjoins a residential property (No.11 Duck Street) to the south and has been extended to the rear. The western edge of the playground comprises a retaining wall above which is a timber fence that defines the curtilage of a residential property (No 2 Springfield). To the north of the site is the residential curtilage of No. 13 Duck Street, the adjacent area of curtilage including a detached garage, a substantial tree and some shrubs. A stream runs alongside the eastern side of Duck Street. Pedestrian access to the playing field land beyond the stream can be gained via a footbridge opposite the main school building, the footbridge forming part of a public footpath route linking to the Abbey precinct beyond the school grounds. Also opposite the main school building is another residential property (No. 22 Duck Street).

## **Description of the Proposed Development**

The proposed learning resource centre would comprise a single storey, building that would be positioned between the main school building and No 13 Duck Street, set back from the road frontage. The principle of this form of development was established through approval of application ref. P/FUL/2022/02607. The current application seeks to vary the approved scheme, as due to the complexities of the site, it is now proposed to install an off-site constructed building. Consequently changes have been made to meet building regulations and fire requirements. The application explains that there is a slight increase to pitch roof height, building width increased to allow for increased fire protection measures, changes to frontage form and other fenestration changes and changes to the materials finish.

The building would provide approximately 96sqm of floorspace that would be used as ancillary teaching space and office space. The application explains that there is a need within the school to provide additional teaching space, not only to better the current facilities, but also to ensure the school is able to achieve its critical mass in terms of number of pupils in attendance.

Provision of the proposed building would allow for the repurposing of the existing learning resource centre as a classroom and provide a new approach to the school,

ensuring better visibility of those approaching and entering the school site, and the ability to segregate visitors from the main school building, enhancing security and safeguarding.

The proposed building has been designed to be a low-profile addition to the school, with its height limited to sit below the eaves and ridge level of the existing school building. The mass of the building has been set back into the site to reduce the visual impact of the proposed and to ensure the original school building remains the dominant presence on the street scene. Planting, including a heavy tree standard will also be introduced to the site frontage.

### **Relevant Planning History**

The main school building has been extended through various additions to its rear and further school facilities have been provided by the construction of detached lightweight building to the rear of the main school building.

P/FUL/2022/02607 - Decision: GRA - Decision Date: 26/10/2023 - Erect building for use as Learning Resource Centre

### **Constraints**

Cerne Abbas Conservation Area - Distance: 0

PROW - Right of Way: Footpath S13/18; - Distance: 10.08

Wessex Water Risk of foul sewer inundation 2023 High Risk of Foul Sewer Inundation - Distance: 0

EA - Groundwater – Susceptibility to flooding; NULL; NULL; - Distance: 0

Higher Potential ecological network - Distance: 0

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

Flood Zone 2 (record ID 85909) - Distance: 0

EA - Risk of Surface Water Flooding Extent 1 in 100 and 1 in 1000 - Distance: 0

Surface water flooding - 1 in 100 year event plus 20% allowance and 1 in 100 year event plus 40% allowance - Distance: 0

### **Duties**

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB).

## **Relevant Policies**

### **Development Plan Policies**

The West Dorset Local Plan addresses the period to 2031 and sets out a vision for the former District of West Dorset as well as strategic and detailed development management policies for realising that vision. Having regard to the location of the Application Site and to the nature and details of the application proposal, the most relevant policies of the Adopted Local Plan are:

- INT1. Presumption in Favour of Sustainable Development;
- SUS2. Distribution of Development;
- ENV1. Landscape, Seascape and Sites of Geological Interest;
- ENV2. Wildlife and Habitats;
- ENV4. Heritage Assets;
- ENV5. Flood Risk;
- ENV10. The Landscape and Townscape Setting;
- ENV11. The Pattern of Streets and Spaces;
- ENV12. The Design and Positioning of Buildings;
- ENV13. Achieving High Levels of Environmental Performance;
- ENV15. Efficient and Appropriate Use of Land; and
- ENV16. Amenity.

The Cerne Valley Neighbourhood Plan (CVNP) identifies the Cerne Valley as a very special place to live and visit and aims to retain this status by protecting the environment and communities whilst seeking to encourage change which will enhance the appeal and sustainability of the area.

The policies of the CVNP are consistent with the policies of the Adopted Local Plan. Policy 2 of the CVNP is relevant and provides that all applications for new development should demonstrate high quality of design, use of materials and detail, which reflect local distinctiveness; and also have regard to prevailing scale, massing and density and other design principles as set in the Plan.

Policy 6 of the CVNP plan states that planning applications must consider all flood risk issues, including surface water, flood zones and flood inundation areas, to ensure there is no adverse impact on local flood risk through development.

### **Material Considerations**

#### Supplementary Planning Policy and Guidance

Relevant supplementary policy or guidance is set out in:

National Plan Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024

The Cerne Abbas, Charminster, Sydling St Nicholas and Godmanstone Conservation Area Appraisal adopted by the former West Dorset District Council in December 2006;

Cerne Valley Neighbourhood Plan

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

#### National Planning Policy and Guidance

Government planning policy as set out in the National Planning Policy Framework ('the NPPF') is material to planning decisions in England.

The NPPF includes pertinent policy on the purpose of the planning system, on decision taking and making, and on a range of other matters including:

- promoting healthy and safe communities;
- making effective use of land;
- achieving well-designed places;
- meeting the challenge of climate change, flooding and coastal change;
- conserving and enhancing the natural environment; and
- conserving and enhancing the historic environment.

#### Emerging draft Dorset Council Local Plan:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

### **Human Rights**

The Human Rights Act 1998 (as amended) imposes an obligation on public authorities not to act incompatibly with the European Convention on Human Rights.

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

The recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the Applicant or any third party.

### **Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

Removing or minimising disadvantages suffered by people due to their protected characteristics

Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the

merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

No material change is proposed to the existing site access arrangement and the internal configuration of the proposed building will be subject to regulation under the Building Regulations. Access to the application site is impacted by the topography of the site but it is considered that reasonable provision has been made for people with disability. It is not considered that people with other protected characteristics will be affected by the proposal.

### **Local Finance Considerations**

For the purposes of section 70(2) of the Town and Country Planning Act 1990 (as amended) "local finance consideration" means:

a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

To be material to the determination of an application for planning permission, a local finance consideration must have the potential to help make development acceptable in planning terms. Accordingly, the consideration must have a planning purpose and must fairly and reasonably relate to the development.

The Community Infrastructure Levy (CIL) is operated in the former district area of West Dorset, but the proposed development is not of a type for which CIL is levied. The submitted application does not refer to any other grant or financial assistance that would constitute a local finance consideration.

### **Consultation Responses**

<b>Consultation Responses</b>	<b>No Objection</b>	<b>Object</b>	<b>Brief Summary of Comments</b>
Town or Parish Council			No comments received
Ward Member(s)			No comments received
Third Parties			No comments received



## **Planning Assessment**

Having regard to the location of the Application Site, to the nature of the proposed development and to the representations made about the application, the main issues in the determination of the application relate to:

- a. The acceptability in principle of proposed development;
- b. Flood risk and Drainage;
- c. The impact of the proposed development on the character and appearance of the Application Site and its surroundings;
- d. Impact on the historic environment, heritage assets and heritage significance; and
- e. Impact on the amenity of neighbouring residents.

### **Acceptability In Principle of the Proposed Development**

The principle of this form of development was established through approval of application ref. P/FUL/2022/02607. The current application is a Section 73 application made to vary condition number 2 and 3 applied to P/FUL/2022/02607 in respect of the approved plans and materials.

### **Impact on Character and Appearance of Application Site and its Setting**

The Dorset National Landscape (formerly AONB) is a nationally important landscape. Section 6.3.3 of the Dorset AONB Management Plan notes that the marks of human occupation are integral components of the 'natural' landscape; a record of how people have used the environment and the resources it provides over time, giving an insight into the lives of previous occupiers of the landscape and providing a sense of time depth and contributing to uniqueness in a sense of place. The proposed development would not harm the character, special qualities or natural beauty of the Dorset AONB nor interrupt panoramic views of individual landmarks.

The quality of the architecture is appropriate to its setting next to the main school building and being set back from the road frontage is well related to and does not overpower the original building or neighbouring properties.

The proposed building is of modest proportions, subservient to the main building and, the amended plans and materials are considered to be appropriate, and to provide for an acceptable, sustainable and inclusive school facility with siting, appearance, scale, mass and materials that respect and complement the character of the surrounding area, subject to conditions to ensure appropriate materials and landscaping arrangements are forthcoming. The proposal would comply with Policy ENV10 of the West Dorset Local Plan.

### Impact on Heritage Assets

The Cerne Abbas Conservation Area was designated in 1971 and covers an area of approximately 28 hectares. The key characteristics of the Cerne Abbas Conservation area are identified in the Cerne Abbas Conservation Area Appraisal.

The landscape setting of the designated Conservation Area is an important element of the area's significance contributing to its archaeological and historic value, as well as its scenic characteristics. Views down into the settlement from the surrounding environs allow for the appreciation of its historic planform, which furnishes illustrative value.

The varied application proposal is considered to be in accordance with Policy ENV4 of Adopted Local Plan in that it would not harm either the character, the appearance or the heritage significance of the Cerne Abbas Conservation Area or any other designated heritage assets including the listed buildings along Duck Street and more distant scheduled monuments and their associated listed buildings.

Concerns raised regarding the potential for harm to the character and appearance of the conservation area have been addressed and resolved through amendment made to the application proposal.

The presence of the proposed learning resource centre would result in slight detriment to the setting of the main school building (a non-designated heritage asset) by reason of loss to the proposed development of the majority of the associated playground area, but would not prevent appreciation of the school's architectural, historic or cultural importance and would therefore not detract from asset's heritage significance. Provision of the proposed learning resource centre would also help to sustain the use of the heritage asset as a school, the purpose for which it was constructed. The proposal would comply with Policy ENV4 of the West Dorset Local Plan.

### Flood Risk and Drainage

The application proposal provides for a sustainable form of development that responds positively to the climate emergency and which meets or exceeds development plan requirements for climate change, flood risk and for conserving and enhancing the natural environment.

Paragraph 161 of the NPPF states: "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

Policy ENV5 of the Adopted Local Plan states that new development or the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible and that the risk of flooding will be minimised.

The Application Site is located partly within and adjacent to areas at acknowledged risk of flooding and in an area at risk of susceptibility to groundwater flooding. The degree to which it is affected by flood risk is lessened due to the site's elevated position above Duck Street. The Flood Risk Assessment and Drainage Strategy presented in support of the application demonstrate compliance with Policy ENV5 of the Adopted Local Plan and with government planning policy for flood risk set out in the NPPF.

The proposal will restrict the discharge rate of surface water flows generated from the new resource centre and associated hardstanding site, to as close to Greenfield runoff as possible. A rate of 1 litre per second restricted discharge rate to the design due to the potential maintenance issue that is likely to arise should the site be restricted to 0.5L/s (small orifice). It is proposed to restrict the surface water flows generated from the development with the introduction of a Polypipe RidgistormCheck orifice plate flow control chamber fitted with a 19mm orifice plate to control the surface water flows and sump to remove silts. Ultimately the surface water flows are proposed to discharge to the existing watercourse located within close proximity to the site for which Ordinary Watercourse Land Drainage Consent has been granted.

The application is supported by a suite of plans and documents to support the means of site drainage, which has been accepted by the Lead Local Flood Authority. Consequently the proposal is considered to be acceptable in terms of flood risk and drainage, subject to a condition to ensure the development is implemented in accordance with the agreed drainage proposals.

The proposal would comply with Policy ENV5 of the West Dorset Local Plan.

### Impact on Amenity

Policy ENV16 of the Adopted Local Plan states that proposals for development should be designed to minimise their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. The application proposal is sympathetic to the site context and neighbouring properties. The proposed development will not have any unacceptable impact on the amenity or use of any third party property.

### Conclusion and Recommendation

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal provides for an appropriate and sustainable form of development that is considered to be in general accordance with relevant provisions of the

development and national planning policy. The application would comply with the development plan taken as a whole and with no social, environmental, economic or other material planning considerations either warranting or necessitating that the application be determined other than in accordance with the development plan, conditional planning permission should be granted. Accordingly, it is recommended that the proposed variation of planning permission be granted subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

2427-MEB-XX-00-DR-A-3-105 P Site Plan  
2427-MEB-XX-00-DR-A-3-300 P Proposed Elevations.pdf  
2427-MEB-XX-00-DR-A-3-110 P External Works Plan and Details.pdf

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with the application proposal having regard to Policies ENV1, ENV2, ENV4, ENV5, ENV10, ENV11, ENV12, and ENV13 of the adopted West Dorset, Weymouth & Portland Local Plan 2015 and to government planning policy set out in the National Planning Policy Framework.

3. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure the satisfactory appearance of the development in the in relation to existing development and the designated Cerne Abbas Conservation Area having regard to Policies ENV1, ENV4, ENV10 and ENV12 of the adopted West Dorset, Weymouth & Portland Local Plan 2015 and to government planning policy set out in the National Planning Policy Framework.

4. The development shall be implemented in full accordance with the submitted details of the surface water drainage works for the proposal, as follow:

P4457 - Hydraulic Calcs 1l document by Causeway dated 28/11/2024  
IH 124 Mean Annual Flood document by Micro Drainage dated 27/11/2024  
P4457-05 Standard Drainage Detail document by Avie dated Nov 2024  
Ridgistorm Check Oriface Plate Date Sheet dated March 2019  
P4457-01 rev B Proposed Fould and Surface Water Drainage Strategy by Avie dated Nov 2024  
P4457-03 rev A Manhole Schedule by Avie dated Nov 2024

P4457-04 rev A Flood Exceedance Plan by Avie dated Nov 2024  
P4457-01 rev B Proposed Foul and Surface Water Drainage Strategy by Avie  
dated Nov 2024  
Flood Exceedance Document

The approved drainage scheme shall be completed before occupation of the development and retained thereafter.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

5. The hard surfacing/paving, fencing, other external structures and planting shall be implemented as detailed on approved drawing number 2427-MEB-XX-00-DR-A-3-110 Rev P2 - External Works Plan and Details and shall be completed before the first use of any of the building.

Reason: To ensure satisfactory landscaping of the site and to enhance the visual amenity and character of the area.

### **Informative Notes:**

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case the applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024

Read more about Biodiversity Net Gain at  
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

### 3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or

(ii) the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing

dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions