
APPLICATION NO.	22/00362/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	11.02.2022
APPLICANT	Mr Jose Bernardez
SITE	Golden Hill , Belbins, Romsey, SO51 0PE, ROMSEY EXTRA
PROPOSAL	Conversion of existing house and garage into 10 flats
AMENDMENTS	Additional letter and appeal decisions – Southern Planning Practice – Nov 2022
CASE OFFICER	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

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1.0 INTRODUCTION

- 1.1 This application is presented to committee as this is a departure and an objection has been received.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Golden Hill is a large detached dwelling located in Belbins, Romsey, set within extensive grounds. It was built as a substantial, single residence but has not been occupied since its construction in 2004.

3.0 PROPOSAL

- 3.1 Conversion of existing house and garage into 10 flats.

4.0 HISTORY

- 4.1 18/02547/FULLS - Conversion of existing house and garage into ten dwellings - 31.05.2019 – Permission subject to conditions and notes.
- 4.2 11/01480/FULLS - Retrospective application for PV panels added to Summer House, New Pond Store Outbuilding and revisions to entrance gates – 02.09.2011 – Permission.
- 4.3 09/01044/FULLS - Erection of wind turbine - 17.02.2010 – Refuse.
- 4.4 08/01973/FULLS - Erection of replacement dwelling (revised scheme to that approved under 07/02717/FULLS dated 12 November 2007) incorporating extension to residential curtilage and underground garaging. – 31.03.2009 – Permission.

- 4.5 07/02717/FULLS- Erection of replacement dwelling with associated works (Revised scheme to that approved under planning permission 07/00171/FULLS dated 20 March 2007) incorporating extension of residential curtilage.- 12.11.2007 – Permission.
- 4.6 07/02665/VARS - Variation of condition no. 1 on planning permission 07/00171/FULLS materials to be used in the construction of all external surfaces - 08.11.2007 – Permission.
- 4.7 07/00171/FULLS - Erection of replacement dwelling with associated works (revised scheme to that approved under planning permission 06/01587/FULLS) to include re-orientation of approved dwelling and erection of water wheel, extension to approved residential curtilage – 20.03.2007.
- 4.8 06/01587/FULLS - Erection of replacement dwelling (revised scheme to that approved under planning permission 06/00080/FULLS) – Permission – 30.06.2006.
- 4.9 06/00080/FULLS - Erection of replacement dwelling (revised scheme to that approved under planning permission 05/00255/FULLS) – Permission – 15.02.2006.
- 4.10 05/00255/FULLS - Erection of replacement dwelling with lower ground, ground and first floors, erection of detached garage and detached summer house, formation of pond and tennis court, erection of gates and pillars to entrance drive (Revised scheme to that approved under TVS.09885/7 dated 29 April 2005) – Permission – 02.11.2005.
- 4.11 TVS.09885/7 - Erection of replacement dwelling with lower ground, ground and first floors, erection of detached garage and detached summer house, formation of lake and tennis court, erection of gates and pillars to entrance drive (Revised scheme to that submitted under TVS.09885/6) – Permission – 29.04.2005.
- 4.12 TVS.09885/5 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission TVS.09885/4) – Permission 18.08.2004.
- 4.13 TVS.09885/4 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission TVS.09885/2) (alternative scheme to TVS.09885/3) – Permission – 07.05.2004.
- 4.14 TVS.09885/3 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission reference TVS.09885/2) (alternative scheme to TVS.09885/4) – Permission – 29.04.2004.

4.15 TVS.09885/2 - Erection of replacement dwelling, detached garage with games room over and entrance gates – Permission -27.01.2004.

5.0 **CONSULTATIONS**

5.1 Housing – No Objection.

5.2 Highways – No Objection.

5.3 Natural England – Comments awaited.

6.0 **REPRESENTATIONS** Expired 11.03.2022

6.1 Romsey Town Council – No Objection

Note: No nitrate information with the application

6.2 Three Trees – Neither Objecting or supporting

- Concern about additional access requirements for 10 properties compared to 1
- Highway safety
- Noise from property and construction works
- Health and Safety
- Vibration and air pollution from diesel driven heavy equipment
- Overgrown unmaintained trees

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

SD1 – Presumption in favour of sustainable development

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 - Protect, Conserve and Enhance the Landscape of the Borough

E5 – Biodiversity

LHW4 - Amenity

T1 – Managing Movement

T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the surrounding area
- Layout and design
- Trees
- Amenity
- Affordable Housing
- Highway Safety and Parking provision
- Water Management
- Surface Water

8.2 **Principle of development**

Test Valley Revised Borough Local Plan 2016

Policy COM2: Settlement Hierarchy – the site lies outside of the boundaries of the settlement and is therefore within the countryside. Development outside of the settlement boundaries will be permitted if a) it is a type appropriate according to RLP policy or b) it is essential to be located in the countryside.

8.3 It is not considered that either part a) or b) of COM2 result in the development complying with this policy. However other material considerations need to be taken into account which could justify a departure from the saved policies of the development plan.

8.4 Policy LE16: Re-use of buildings in the countryside - provides relevant criteria in regard to the acceptability for a residential use but the building is already residential in its permitted use. This policy not therefore relevant.

8.5 The National Planning Policy Framework and Sustainable Development

The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. The NPPF identifies the three dimensions of sustainable development which should be taken into account, i.e. social, economic and environmental roles (paragraph 8). Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. As noted above, the principle of additional housing in this countryside location is considered to be contrary to the guidance set out in Policy COM2. The site was not allocated for development within the Revised Local Plan as an allocation site. The proposal is therefore not considered to be in accordance with the development plan.

8.6 National Planning Policy Framework – Paragraph 80

Paragraph 80 of the new NPPF dating from July 2021: States that

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

d) the development would involve the subdivision of an existing residential dwelling;

This proposal comprises of the conversion of an existing dwelling through subdivision to create ten apartments so criterion d) could be relevant. It is noted that the proposal has previously secured permission, see paragraph 4.1 above for the same scheme in in 2019 but it has been confirmed that this has not been implemented. Since this permission was granted in 2019 there has been a significant amount of case law around the application of this policy paragraph and in particular around the word ‘isolated’ and what this entails. The applicant has provided supporting evidence with this submission to demonstrate that the site is isolated. Included with the submission is appeal decision ref: 3260863 which is attached to this agenda paper and which

discusses whether the site is isolated and therefore whether the exceptions in paragraph 80 of the National Planning Policy Framework should be applied. Also of relevance is a court of appeal judgement – City Country Bramshill Limited v Secretary of State for Housing, Communities and Local Government, Hart District Council, Historic England and The National Trust for Places of Historic Interest or Natural Beauty 2021. This judgement supported the Inspectors approach seen in the appeal decision.

In respect of this site not only is Golden Hill itself set within large grounds (6 acres) but it is also located within what could be described as a hamlet surrounded by fields to the east, west and north. The appeal decision and Court of Appeal Judgement referenced in the submission describes the links to services and facilities in the nearby settlement and the distinctly separate location within a countryside environment. Using these considerations at Golden Hill it is noted that there are no bus stops along Belbins or Cupernham Lane at this point. There is a pavement but no street lights. Romsey centre is 2 miles away well in excess of the average length of pedestrian journeys. As you travel in and out of Romsey to and from Golden Hill there is a very apparent and noticeable change in character. As such these characteristics are similar to that described by the Inspector in the appeal decision given and it is considered that this development can be considered isolated from the main settlement. Therefore whilst the Local plan is silent on the acceptability of the subdivision of an existing dwelling in this location it is considered that this paragraph provides an allowance for development of this nature in this countryside location.

8.7 Golden Hill and sustainable development

The application site is not located within Romsey town but Romsey is accessible on foot via the footpath at the front of the property which extends towards Romsey town on Cupernham Lane. The development at Golden Hill is not large enough to be required to provide affordable housing contribution and does not provide any new infrastructure provision or public open space. It does create 9 additional homes within an existing structure within spacious grounds in close proximity to the developments which are outlined above also in countryside locations. The homes created would offer a different option to the housing stock currently on the market in the area with apartments being created offering social and economic benefit in a currently vacant building. Environmental benefits can be secured through condition for bat boxes to be provided in the area and through the payment of £11,700 towards the New Forest Special Protection Area scheme and nitrate neutrality. This was paid on the previous application in January 2019.

8.8 Conclusion on principle of development

Considerable weight is given to the current guidance from paragraph 80 of the NPPF given it post dates the adopted local plan and is a new provision compared to the 2012 NPPF and the existing building in its vacant state. This together with the social, economic and environmental benefits set out above result in the scheme having sufficient weight to override the conflict with policy COM2.

8.9 **Impact on the surrounding area**

Golden Hill is a large private house located on Belbins, its sits within an extensive plot behind controlled gates. The grounds are extensive with many mature trees, grassed areas, ponds. The closest public right of way is 70m from the site and 190m from the house. Due to the thick woodland vegetation there are no public views from the right of way. A glimpsed view of the property can be seen from the gated entrance on Belbins.

8.10 The conversion would do little to change the character of the existing property. The main change to the frontage will be the additional car parking (25 spaces including garaging); due to the sites enclosed nature and the formal gated entrance these changes would not be within public view. Therefore it is considered that the development can be provided in accordance with policy E1 which seeks to ensure development integrates, respects and complements the character of the area as there would be no perceptible change from the public realm.

8.11 **Layout**

The sub division of the building is all contained within the existing dwellinghouse and garage building. The main changes in the site are in the form of the provision of car parking and the division of outside space around the main dwellinghouse to the east and south to serve the appropriate individual apartment. An indicative landscaping plan is shown on the site plan, whilst this gives a good indication of what is proposed further details will be required. A full hard and soft landscaping plan will be required this should include species, sizes, no's location and densities/percentage mixes for hedgerows. In conjunction with this a landscape management plan should be submitted to ensure the successful establishment of all new planting and detail how the overall site will be managed and maintained in the future. These details can be submitted and dealt with through condition.

8.12 It is considered that subject to appropriate conditions for landscape information that the development can be provided to a high quality taking into account the proposed use of the building where multiple occupiers would be living.

8.13 **Impact on neighbouring properties**

Belbins Valley, Three Trees and Brindle House

The proposed development offers no changes to the elevational detail and in any event the plot provides such significant space between the neighbours to the north and south that it is not considered that there would be any significant impacts created in terms of neighbouring amenity at the existing neighbouring properties.

8.14 **Proposed flats**

At first floor the proposed sub division of the development does not create any opportunities for overlooking between windows at this level. However, there is a balcony at flats 1 and 2 which are approx. 3m and 4m in depth and approx. 7.5m apart. These balconies overlook the ground floor and lower ground floor outside areas at flats 5, 4, 8 and 7. 1.8m high obscure privacy glass is proposed projecting out between 1.5m and 2m from the wall of the building to

provide some screening between these neighbours at first floor. At ground floor flat 7 also includes some obscured privacy glass projecting approx. 5.5m out from the wall to ensure no direct overlooking occurs between flat 3 and 4 at this level. At lower ground floor privacy glass is proposed together with hedging to ensure no direct views window to window.

- 8.15 Although in this instance some subdivided areas have been provided around the building there is not an expectation that these areas would create fully private amenity space from any longer distance views which aren't window to window. Due to the nature of the accommodation proposed it is not considered that private open space would normally be provided. Indeed the garden amenity space available to all residents offered beyond the building is vast. As such it is considered that the application adequately provides for screening from direct overlooking between windows and provides significant amenity space to the rear of the site. The development does provide for the privacy and amenity of future occupiers to an acceptable level in accordance with policy LHW4 of the Revised Borough Local Plan 2016.
- 8.16 There are some rooms proposed which do not benefit from an external light source but these rooms are bathrooms, en-suites, utility rooms and dressing rooms and are considered to be secondary rooms. All bedrooms and kitchen, dining and living areas are served by an opening to an external light source. In this respect it is considered that the development is acceptable and in accordance with policy LHW4 of the Revised Borough Local Plan 2016.
- 8.17 **Noise**
It is not anticipated that the development which is a conversion of a already constructed building would create significant impacts in terms of noise and vibration either during construction or when complete and occupied. The development is sited within spacious grounds approx. 30m from the boundary with the nearest neighbour. The garage building is closer but only internal changes are proposed. It is not considered that the development would create significant impacts in terms of noise in accordance with policy E8 which concerns pollution.
- 8.18 **Trees**
There is a TPO across a large area of site particularly relating to trees on the boundaries. The only area of development which is particularly close to these trees is the proposed car parking to the north. The Tree Officer has no objection on the previous scheme to the addition of parking in this location subject to a condition for information on how the trees are going to be protected during development. Subject to this condition it is considered that the development can be provided in accordance with policy E2 which seeks to retain existing landscape features.
- 8.19 **Affordable Housing**
Under policy COM7, Romsey Extra is classed as an undesignated area, and the trigger point for affordable housing under COM7 is 11+ dwellings. The net gain of units to be delivered would be 9, and therefore the affordable housing trigger is not met.

8.20 Highway safety and parking provision

The access into the site remains unchanged and is considered acceptable by the Highways Officer despite the increase in use by multiple occupiers. The access offers good visibility and set back gates.

8.21 The parking provision on site of 25 spaces is considered to be in accordance with the parking standard set out within the Revised Development Plan 2016 for the 10 dwellings proposed additional spaces are also available for visitors.

8.22 A comment was received concerned about additional access requirements for 10 properties compared to 1 and highway safety generally. The Highways Officer has confirmed that the existing access is appropriate for the development proposed and as such there is no requirement for the provision of any off site highway works as a result of this development.

8.23 Ecology

On-site biodiversity

The site has been subject to extensive construction activity over recent years, with the grounds being well-maintained. It is unlikely that the relatively minor works to convert the building to apartments would result in any additional impacts to biodiversity. This new proposal does provide opportunities to enhance biodiversity. The National Planning Policy Framework (NPPF) encourages measures that would result in biodiversity gains; the 'environmental' dimension of sustainable development – the central tenet of the NPPF – is afforded equal emphasis to the 'economic' and 'social' dimensions.

8.24 Additionally, Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 sets out that local authorities: 'must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) clarifies that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Policy E5 of the Test Valley Revised Local Plan DPD also encourages opportunities to incorporate biodiversity in and around developments.

8.25 It is considered appropriate to require the applicant to incorporate features into the development that would contribute to biodiversity. Given the nature of the development the possible enhancements would be the installation of two 1FF Schwegler bat boxes onto suitable existing trees at the rear and /or south of the garden (such units are available at reasonable cost from a number of suppliers), the installation of bird boxes and the extensive use of native species in any landscaping / planting schemes and leaving areas of unmown grassland (mown once or twice a year) creating buffer areas for wildlife (along the rear of the garden and north and south boundaries) Species planting could include woodland edge species or shade tolerant grassland species mix. The New Forest SPA payment was made on the 7th January 2019 for the previous permission and it is not considered appropriate to collect this payment twice as such it is considered that this requirement is satisfied. Subject to an appropriate condition ensuring this detail is provided it is considered that the development can be provided in accordance with policy E5 of the Revised Borough Local Plan 2016.

8.26 **Nitrate Neutrality**

The River Test and its major tributaries flow into the Solent. The Solent region is one of the most important for wildlife in the United Kingdom. There are currently high levels of nitrogen and phosphorus input into this water environment and there is evidence to suggest that this is having a detrimental impact on the biodiversity of this area. Housing and other certain types of development are currently contributing negatively towards this issue and there is evidence that further development, without mitigation, would exacerbate this impact.

The Solent region consists of the following Special Areas of Conservation (SAC) and Special Protection Areas (SPA):

- Chichester and Langstone Harbours SPA
- Portsmouth Harbour SPA
- Solent and Southampton Water SPA
- Isle of Wight Lagoons SPA
- Solent Maritime SAC
- Solent and Dorset Coast SPA (Proposed)

8.27 These sites are protected by National and European Law which requires the Council to undertake a formal assessment of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to grant planning permission for new residential development. This formal assessment is known as an Appropriate Assessment and considers the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. The European Court of Justice recently determined a case related to considering water quality in Appropriate Assessments. The impact of the case law is that any development which could result in a decrease in water quality would cause a likely significant effect on the Solent's European sites.

8.28 In the context of planning, the impact comes from population increase and the resultant increase in effluent. Proposed developments for new housing, hotels and care homes (as well as other forms of overnight accommodation) are being affected by the issue as a result. A finalised nitrate budget calculation and proposed mitigation has been submitted and an Appropriate Assessment submitted to Natural England. Subject to a satisfactory response from Natural England it is considered that the proposed development does not conflict with the Habitats Regulations and accords with Policy E5 of the TVBRLP.

8.29 **Water Management**

The Revised Local Plan includes a requirement under Policy E7 for all new residential dwellings to achieve a water consumption standard of no more than 100 litres per person per day. This reflects the requirements of part G2 of the 2015 Building Regulations. It is recommended that a condition be added in order to address this. Subject to such a condition the proposal would comply with Policy E7 of the Revised Local Plan.

9.0 **CONCLUSION**

9.1 Considerable weight is given to the current guidance from paragraph 79 of the NPPF and the existing building in its vacant state. This together with the social, economic and environmental benefits set out above result in the scheme having sufficient weight to override the conflict with policy COM2 of the Test Valley Borough Revised Local Plan. The development is considered to be acceptable.

10.0 **RECOMMENDATION**

Subject to the receipt of:

- **Satisfactory completion of response from Natural England and imposition of additional conditions as required.**

Then PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
04-ghill-005 K – Elevations
18-GHILL-03 – Proposed ground floor plan
03-GHILL -009 – Garage existing
18-GHILL-003 H – Floor plan existing Ground Floor Plan
18-GHILL-004 K – Floor plan existing First Floor Plan
18-GHILL-03 H – Floor plan existing Lower Ground Floor Plan
04-GHILL- B C – Existing Basement Floor Plan
18-GHILL - 01 A Proposed Basement Floor Plan
18-GHILL-02 C Proposed Lower Ground Floor Plan
18-GHILL -04 B Proposed First Floor Plan
18-GHILL -03 Proposed Ground Floor Plan
18-GHILL-009 – Garage proposed
18-GHILL-02 C Site Plan proposed
18-GHILL - 05 B Proposed Elevations
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **Prior to first occupation, details of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

Reason: to enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and policy E5 of the Test Valley Revised Local Plan DPD.

- 4. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015. Reason: In the interests of improving water usage efficiency in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).**
- 5. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times. Reason: In the interests of highway safety in accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).**
- 6. Prior to first occupation of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan. Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 7. Prior to first occupation of the development hereby permitted a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule. Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

8. The 1.8m high obscure glazing privacy panels annotated on drawings 04 B, 02 B, 03 B hereby permitted shall be fitted and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.

9. No development shall take place until a tree protection plan has been submitted to and approved in writing by the Local Planning Authority. Specifically the plan shall:
- 1) Provide a specification for such tree protective fencing, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.
 - 2) Confirm timing of erection and dismantling of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.
 - 3) Provide a plan at 1:200 or better, detailing the location of such tree protective fencing, including annotation that such fencing shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.
 - 4) Require a sign to be hung on such tree protective fencing, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this fence, or such other similar wording as may be agreed in writing with the Local Planning Authority.
 - 5) Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.

Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to and approved in writing by the local planning authority and in compliance with any conditions imposed by the Local Planning Authority.

- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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