

Erection of 9 no. dwellings

Report Item No
A1

Land At North Close Blackfordby DE11 8AP Derby

Application Reference
16/01408/FUL

Applicant:
East Midlands Homes

Date Registered:
15 December 2016
Consultation Expiry:

Case Officer:
Jenny Davies

6 February 2017

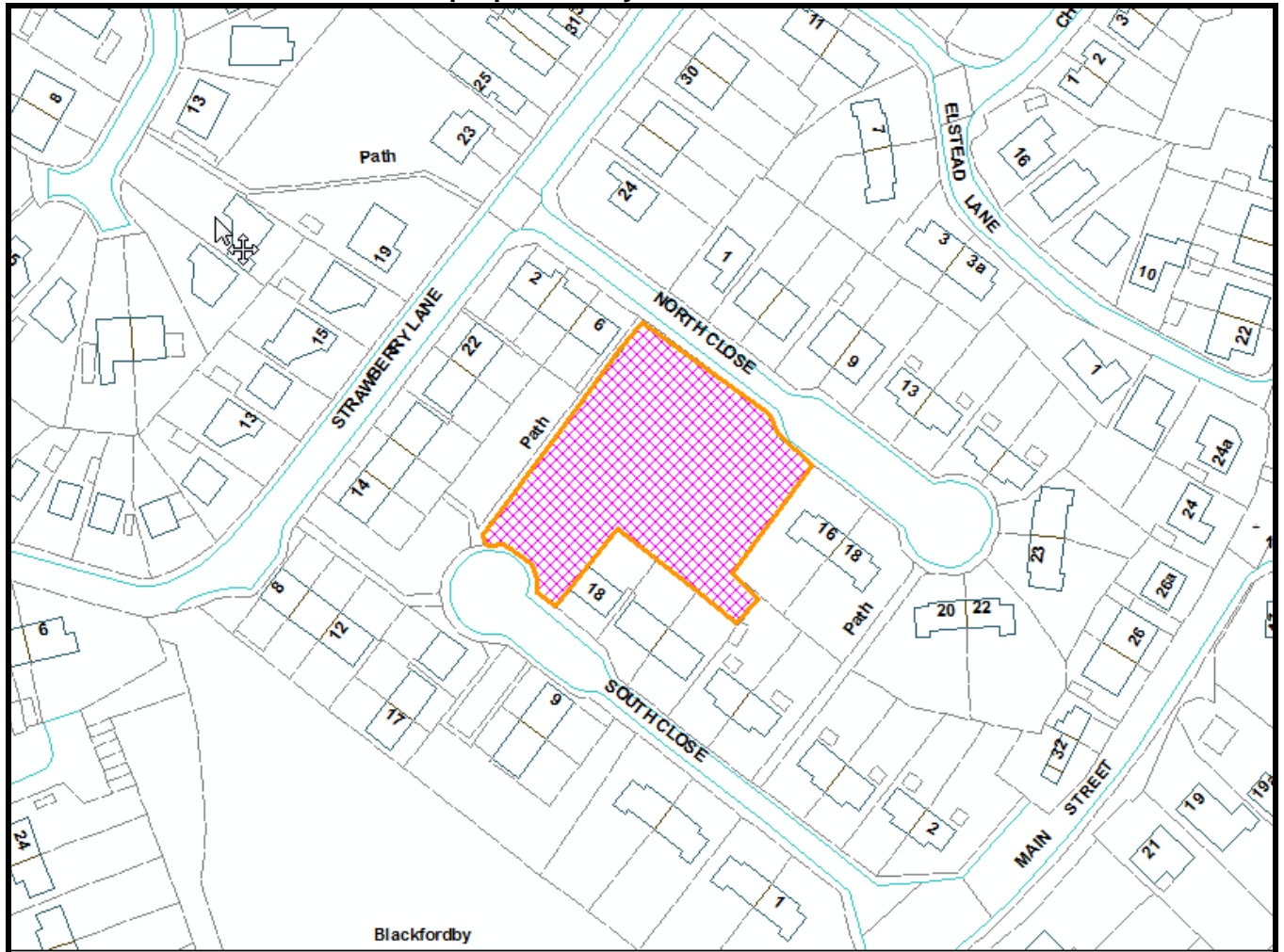
8 Week Date:

Recommendation:
PERMIT

9 February 2017

Extension of Time:
None Agreed

Site Location - Plan for indicative purposes only



Reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office
©copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence LA 100019329)

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

Call In

The application is brought before Planning Committee as the site is owned by North West Leicestershire District Council and objections have been received.

Proposal

Planning permission is sought for the erection of nine dwellings on land at North Close, Blackfordby. The site is currently grassed open space. Three pairs of two storey semi-detached dwellings would front onto North Close, with three detached single storey dwellings fronting onto South Close and a footpath that adjoins the site to the west.

Consultations

Five letters of objection have been received. No comments have been received by Ashby de la Zouch Town Council and Historic England by this date of the report. There are no objections raised by other statutory consultees.

Planning Policy

The application site lies within the Limits to Development as defined in the adopted North West Leicestershire Local Plan and in the submitted North West Leicestershire Local Plan. The application has also been assessed against the relevant policies in the NPPF and the adopted and submitted Local Plans and other relevant guidance.

Conclusion

As set out in the main report below, it is considered that on balance a reason for refusal on the basis of impact on open space provision could not be justified in this case. The site would be socially sustainable in relation to distance to services and facilities. The design of the scheme is acceptable and there would be limited harm to the character and visual amenities of the area. It is considered that a reason for refusal on the basis of severe impact on highway safety could not be justified in this case. The less than substantial harm to the heritage assets is in this case considered on balance to be outweighed by the public benefit of the provision of nine dwellings, which would make a contribution to the housing needs of the community. The development would be acceptable in terms of impacts on the character of the area, residential amenities, trees/ecology and the River Mease SAC/SSSI. There are no other relevant material planning considerations that indicate planning permission should not be granted. It is therefore recommended that planning permission be granted, subject to the signing of a legal agreement and imposition of planning conditions.

RECOMMENDATION - PERMIT subject to conditions

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the erection of nine dwellings on land at North Close, Blackfordby. The site is currently grassed open space and is adjoined by residential development on all sides. Three pairs of two storey semi-detached dwellings would front onto North Close, with three detached single storey dwellings fronting onto South Close and the footpath that adjoins the site to the west. Access to the site would be via North Close and South Close. All nine dwellings would have two bedrooms and are proposed to be affordable housing.

The application has been submitted by East Midlands Homes, although the land is currently owned by the District Council .

The site lies within the Limits to Development as identified in the adopted North West Leicestershire Local Plan and in the Submitted Local Plan. The site also lies within the catchment area of the River Mease Special Area of Conservation and the Shell Brook, which is a tributary of the River Mease, lies approximately 150 metres to the south of the site. St Margaret's Church, which is a Grade C listed building, lies 475 metres to the north east of the site and the Blackfordby Conservation Area lies 95 metres to the north east. There are no planning history records for the site back to 1974.

2. Publicity

43 Neighbours have been notified.

Press Notice published Burton Mail 25 January 2017.

Site notice posted 16 December 2016

3. Summary of Consultations and Representations Received Statutory Consultees

Leicestershire County Council - Highways has no objections subject to conditions.

Leicestershire County Council - Archaeology does not require any archaeological work to be carried out.

Leicestershire County Council - Ecology has no objections.

NWLDC Environmental Protection has no environmental observations.

Severn Trent Water has no objections subject to a condition.

NWLDC Housing Services advises it is supportive of the application.

No comments have been received from Ashby de la Zouch Town Council, Historic England and the Council's Leisure Services by the date of this report. Any comments received from these consultees will be reported on the Update Sheet.

Third Party Representations

Five letters of representation had been received which object on the following grounds:

Principle

- Loss of green open space for new houses.

Residential amenity

- Loss of privacy and south facing aspect.
- Two storey dwellings will impact on neighbour's bungalow.
- Two storey properties should be repositioned at South Close end of the site so they don't overlook neighbouring properties, only the recreation ground.

Design and layout

- Two storey dwellings would be out of keeping with the area.
- The whole site should be developed with bungalows which would be more in keeping as the site is surrounded on three sides by bungalows.
- Design of the dwellings needs to be further investigated and thought out.

Highways and access

- Access to properties already reduced by narrow width of road on North Street which will be made worse by additional vehicles from new properties parking on the street.
- Road too narrow and two cars can't pass.
- Problems in emergency vehicles accessing site from North Road.
- On street parking will further restrict access from neighbour's driveways.
- Needs to be more parking on the site as many existing dwellings do not have driveways.

All responses from statutory consultees and third parties are available for Members to view on the planning file.

4. Relevant Planning Policy

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 10 (Achieving sustainable development)

Paragraph 14 (Presumption in favour of sustainable development)

Paragraph 17 (Core planning principles)

Paragraphs 32 and 35 (Promoting sustainable transport)

Paragraphs 47, 49 and 54 (Delivering a wide choice of high quality homes)

Paragraphs 57, 58, 60, 61 and 64 (Requiring good design)

Paragraph 69 and 74 (Promoting healthy communities)

Paragraphs 99 and 100 (Meeting the challenge of climate change, flooding and coastal change)

Paragraphs 109, 118 and 119 (Conserving and enhancing the natural environment)

Paragraphs 129, 131, 132, 133, 134, 137 and 138 (Conserving and enhancing the historic environment)

Paragraph 203, 204 and 206 (Planning conditions and obligations)

North West Leicestershire Local Plan:

The North West Leicestershire Local Plan forms the development plan and the following policies

of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

- Policy S1 - Overall Strategy
- Policy S2 - Limits to Development
- Policy E2 - Landscaped Amenity Open Space
- Policy E3 - Residential Amenities
- Policy E4 - Design
- Policy E7 - Landscaping
- Policy E8 - Crime Prevention
- Policy F1 - National Forest - General Policy
- Policy F2 - Tree Planting
- Policy F3 - Landscaping & Planting
- Policy F5 - Forest-Related Development
- Policy T3 - Highway Standards
- Policy T8 - Parking
- Policy H4/1 - Housing Land Release
- Policy H6 - Housing Density
- Policy H7 - Housing Design

Submitted North West Leicestershire Local Plan

The publication version of the Local Plan was agreed by Council on 28 June 2016 and submitted for examination on 4 October 2016. The weight to be attached by the decision maker to the submitted Local Plan should be commensurate to the stage reached towards adoption.

- Policy S1 - Future Housing and Economic Development Needs
- Policy S2 - Settlement Hierarchy
- Policy D1 - Design of New Development
- Policy D2 - Amenity
- Policy H4 - Affordable Housing
- Policy H6 - House Types and Mix
- Policy IF1 - Development and Infrastructure
- Policy IF3 - Open Space, Sport and Recreation Facilities
- Policy IF4 - Transport Infrastructure and New Development
- Policy IF7 - Parking Provision and New Development
- Policy En1 - Nature Conservation
- Policy En2 - River Mease Special Area of Conservation
- Policy En3 - The National Forest
- Policy HE1 - Conservation and Enhancement of North West Leicestershire's Historic Environment
- Policy Cc2 - Water - Flood Risk
- Policy Cc3 - Water - Sustainable Drainage Systems

Other Guidance

- Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- The Conservation (Natural Habitats &c.) Regulations 2010 (the 'Habitats Regulations')
- Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System)
- National Planning Practice Guidance 2014
- The River Mease Water Quality Management Plan (August 2011)
- The River Mease Developer Contributions Scheme (DCS2) - September 2016

The Community Infrastructure Levy Regulations 2010
6Cs Design Guide - Leicestershire County Council
Blackfordby Conservation Area Appraisal and Study (2001)

5. Assessment

The main issues for consideration in the determination of this application relate to the principle of the development, its design and visual impact and its impact on residential amenities, highway safety, trees/ecology, the historic environment and the River Mease Special Area of Conservation/SSSI.

Principle

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the Development Plan which, in this instance, includes the adopted North West Leicestershire Local Plan (2002 (as amended)).

The application site lies within the defined Limits to Development within the adopted Local Plan and the submitted Local Plan. The NPPF requires that the Council should be able to identify a five year supply of housing land with an additional buffer of 5% or 20% depending on its previous record of housing delivery. The Council is able to demonstrate a five year supply of housing (with 20% buffer) against the housing requirement contained in the submitted Local Plan.

Consideration must also be given to whether the proposals constitute sustainable development (including in its economic, social and environmental roles) given the presumption in favour of such as set out in the NPPF.

In terms of social sustainability, the proposal would result in the loss of an area of grassed open space which is approximately 0.22ha in size. Paragraph 74 of the NPPF sets out the criteria under which open space may be built on, including where an assessment has been undertaken which clearly shows the open space is surplus to requirements. Policy IF3 of the submitted Local Plan sets out similar criteria. The site is not marked out with any sports pitches, although it is understood that the land has some use for informal recreation by local residents. Two smaller parts of the open space (separated from the application site by a footpath) would be retained, although it is acknowledged that they would not offer the same opportunities for recreational activities as the site itself, given their size. However an assessment submitted with the application identifies three areas of open space within the village. Two of these are a recreation ground/playing field off Main Street (approximately 0.83 ha) which is a maximum 110 metres walking distance from the site and which includes a football pitch, and a recreation ground/play area off Well Lane/Main Street (approximately 0.52 ha), which is a maximum of 310 metres walking distance from the site. The third area is land located to the rear of the Methodist Church, which benefits from permission for use as a playing field solely for use by Blackfordby Primary School, which therefore cannot be taken into account. Open space, likely to be in the form of play areas, is also proposed as part of the outline permissions for new housing on Butt Lane. Whilst the submitted assessment does not provide evidence to demonstrate that the site is surplus to open space requirements, given the above circumstances it is considered that on balance a reason for refusal on the basis of impact on open space provision could not be justified in this case.

Blackfordby provides a range of day to day facilities, e.g. a primary school, churches, village hall, two public houses, recreational facilities/open space, some employment sites, and there is a limited hourly public transport service. These services/facilities are within one km (preferred

maximum walking distance) of the site. Norris Hill is also located approximately one km from the site, which is within the preferred cycling distance, where other services can be found, including another primary school and shops. There is a lit footway along Blackfordby Lane which links to Norris Hill. Other services/facilities are also available within Woodville. Therefore, it is considered that occupiers of the dwellings would not necessarily be dependent on the private car. Taking all of these matters into account it is considered that the site is socially sustainable in terms of access to services/facilities. The provision of two bed dwellings, whilst limited in housing mix, would make a contribution to the housing needs of the community given their smaller size and inclusion of three bungalows. Such provision, along with the dwellings proposed to be affordable, would contribute to social sustainability, and is given considerable weight.

In terms of environmental sustainability some harm would arise from the loss of greenfield land. However as set out in more detail below, the proposal would not result in 'isolated' dwellings or any unacceptable impacts on the natural, built or historic environment. There would also be limited economic benefits which would include local construction jobs and helping to maintain local services in the area.

In conclusion, whilst the proposal would result in the loss of open space and greenfield land, the site's social sustainability credentials, lack of unacceptable impacts on the natural or built environment and limited economic benefits all weigh positively in the balance. Therefore in the overall balance it is considered that the proposal represents a sustainable form of development and is acceptable in principle.

Design and Visual Impact

The development would result in the loss of open space which does contribute to the character and visual amenities of the area. However in this case dwellings already surround the site on all sides, and as two small areas of open space would remain to the west of the site and a large area of open space is located to the south, views of other open space would remain.

The proposal results in a density of 40 dwellings per hectare, which is above that sought under Policy H6 of the Local Plan (a minimum of 30 dwellings per hectare). The NPPF states that local planning authorities should set their own approach to housing density to reflect local circumstances. This density is considered appropriate having regard to the character of the area and location within a sustainable settlement.

The area is characterised by a mix of bungalows and two storey dwellings, although the site is adjoined predominantly by bungalows. Bungalows are proposed on the southern part of the site. Whilst two storey dwellings are proposed on North Close, two storey dwellings are present at the eastern end of North Close and on Strawberry Lane. The scale of the dwellings is considered to be acceptable and amended plans have been received which improve their appearance by including more detailing.

The layout and relationship of the dwellings to the streets are considered to be generally acceptable, and the development would not appear cramped. However the Urban Designer raised concerns regarding the lack of surveillance of parking spaces and the adjacent footpath. He considers that policing of the footpath is required to ensure that development contributes positively to the community. In addition the Urban Designer had concerns regarding the lack of demarcation between plots, displaced parking, need for space to move around parking spaces and lack of bin storage areas, which have been addressed by the submission of amended plans. The design of the scheme is therefore considered to be acceptable.

As such it is considered that harm to the character and visual amenities of the area would be limited and the proposal would not conflict with the provisions of adopted Policy E4 and submitted Policy D1.

Residential Amenities

No. 1 North Close is two storey and Nos. 3-9 North Close are single storey, with front windows facing towards the site. Plots 4 and 5 would be located 20.8 metres from Nos. 1-5, and Plots 6-9 would be located at least 26.2 metres from Nos. 5-9. The existing dwellings are also located at a higher land level than the proposed dwellings, and it is not unusual for dwellings to face each other across the street (including two storey dwellings opposite single storey dwellings).

Plot 4 would be two storey and five metres from No. 6 North Close, which is single storey with no side windows. Plot 4 would not impinge on the 45-degree line from No. 6's rear windows. Plot 9 would be located 11.4 metres from No. 16 North Close's two storey element, which has a first floor side window, and 8.3 metres from No. 16's single storey element, which has a side door. The first floor side window to Plot 9 could be conditioned to be obscure glazed. Whilst Plot 9 would impinge on the 45-degree line from No. 16's side window, given the distance between the two dwellings and the position of this window, which would have an open aspect to the north/north west, it is considered that Plot 9 would not result in an adverse impact on No. 16.

Plots 6-9 would be located over 28 metres from Nos. 14-18 South Close, which are single storey with rear windows. Whilst Plots 6-9 would be sited at least 1.5 metres higher than Nos. 14-18, a similar relationship can be found between two storey dwellings on North Close and single storey dwellings on South Close.

Plot 1 would be 4.2 metres from No. 18 South Close, which is single storey with no side windows. Plot 1 would not impinge on the 45-degree line from No. 18's rear windows. Plots 2 and 3 (which would be single storey) would be at least 25 metres from the rear elevations to Nos. 18-22 Strawberry Lane (which are also single storey), and 16 metres from their rear gardens.

As such it is considered that the proposed dwellings would not result in significant detriment to the amenities of existing residents from loss of light, loss of privacy or oppressive outlook.

Highway Safety

Concerns have been raised by local residents in respect of highway safety, including regarding the existing width of North Close, so cars currently cannot pass each other along the road, resulting in difficulties for existing residents living opposite the site being able to access or exit their driveways if cars are parked on the opposite side of North Close (either part on the footway and part on the road, or wholly on the road). Also residents are concerned that due to this existing road width additional traffic resulting from the proposed development would impact on access for emergency vehicles, and that the junction of Strawberry Lane and North Close is not wide enough to cope with existing traffic due to the width of the road and on-street parking.

The County Highway Authority has been made aware of these concerns. The Highway Authority advises that *'North Close and South Close are restricted in their width and are subject to an on-street car parking situation because of the absence of off-street car parking facilities for existing dwellings. However, the existing widths of the roads are regarded as appropriate to enable two cars to pass one another. There have been no personal injury accidents on roads in the vicinity of the site in the last five years plus the current year to date. The development will provide an appropriate number of off-street car parking spaces for the proposed dwellings and it is considered that North Close and South Close will both provide an appropriate and safe*

means of access into the site.'

The Highway Authority therefore advises that in its view the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with paragraph 32 of the NPPF, subject to conditions. On this basis it is considered that a reason for refusal on the basis of severe impact on highway safety could not be justified in this case.

Trees/Ecology

There are mature trees adjacent to the site, ponds within 500 metres and the site is a large grassed area. These are features that could be used by European Protected Species (EPS) or national protected species. As EPS may be affected by a planning application, the Local Planning Authority has a duty under regulation 9(5) of the Habitats Regulations 2010 to have regard to the requirements of the Habitats Directive in the exercise of its functions. The submitted Ecology Report found that the nearest pond is 220 metres away, with all four ponds being on the edge of the village, and as such amphibians would be extremely unlikely to access the site. Furthermore the maintained nature of the site provides little opportunity for use by amphibians. No evidence was found of badgers, although there is potential for badgers to pass through the site given the proximity to arable farmland. No suitable bat roosts were found and the site is considered to provide poor bat foraging habitat. The nearby trees may be suitable for nesting birds. The site is also considered to be poorly suited to reptiles. The site is also likely to restrict use by protected or notable flora and fauna and the Report concluded that it is of negligible ecological value. The County Ecologist advises that no protected species or ecological features of note were identified and therefore no further surveys are required. The County Ecologist also advised that the recommendations of the Report should be included as an informative. On this basis it is considered that protected species would not be adversely affected by the proposal.

The Council's Tree Officer advises that a silver birch tree located adjacent to No. 6 North Close would not be impacted on by the development and would not need to be removed.

Historic Environment

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when considering whether or not to grant planning permission for development which affects a listed building or its setting or a conservation area, to have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest that the building may possess, and to the desirability of preserving or enhancing the character or appearance of a such an area. Paragraph 131 of the NPPF requires, amongst other things, new development to make a positive contribution to local character and distinctiveness. Paragraph 132 of the NPPF stipulates that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

St Margaret's Church, which is a Grade C listed building, lies 475 metres to the north east of the site and the Blackfordby Conservation Area lies 95 metres to the north east, which are designated heritage assets. Therefore the impact of the development on the setting of the listed buildings and Conservation Area should be given special regard as required by the 1990 Act.

The significance of the church derives from it being a well-proportioned mid-19th century parish church of a single unified design and with an accomplished hammerbeam roof. It is also prominently sited within the village and forms a strong group with the adjacent St Margaret's Church of England Primary School and Schoolhouse. The significance of the nearest part of the Conservation Area in part relates to it being the location of the oldest building in the village

(No. 15 Main Street), which also has a thatched roof, along with the former National School building.

Significant weight is given to preserving the setting of the listed building and Conservation Area. The spire to the church, and mature trees around the church, which lie within the Conservation Area, are visible in views of the site from South Close. Existing development, including existing dwellings on North Close, screen the remainder of the church and other development within the Conservation Area from view, and forms the foreground to the church and Conservation Area. Development of the site would largely remove views of the church from this part of South Close, although some views of the church spire may be visible in gaps between dwellings. As such it is considered that the proposal would result in less than substantial harm to the setting of the listed building and Conservation Area. Paragraph 134 of the NPPF requires less than substantial harm to designated heritage assets to be weighed against the public benefits of the proposal. The less than substantial harm to the heritage assets is in this case considered on balance to be outweighed by the public benefit of the provision of nine no. two bed dwellings, which would make a contribution to the housing needs of the community given their smaller size and inclusion of three bungalows, and that they are proposed to be affordable.

River Mease Special Area of Conservation/SSSI

The site lies within the catchment area of the River Mease Special Area of Conservation (SAC) and the Shell Brook, which is a tributary of the River Mease, lies approximately 150 metres to the south of the site. Discharge from the sewage treatment works within the SAC catchment area is a major contributor to the phosphate levels in the river. Therefore an assessment of whether the proposal would have a significant effect on the SAC is required.

The River Mease Developer Contribution Scheme First and Second Development Windows (DCS1 and 2) have been produced to meet one of the actions of the River Mease Water Quality Management Plan (WQMP). Both DCS1 and DCS2 are considered to meet the three tests of the 2010 CIL Regulations and paragraph 204 of the NPPF.

DCS2 was adopted by the Council on 20 September 2016. However there is only limited capacity available for new development until pumping out of foul drainage discharge from the SAC catchment area takes place. It is considered that this limited capacity should be directed to the most sustainable locations for new development within the District as set out in Policy S2 of the submitted Local Plan. Therefore as the application lies within the Limits to Development in the adopted Local Plan and submitted Local Plan the application is considered acceptable under DCS2. The applicant has indicated they are willing to pay the required DCS contribution. The Council's legal team has advised that the Council (as the only owner of the site) cannot enter into a Section 106 Agreement with itself to secure the DCS2 contribution. Accordingly an appropriately worded condition could be imposed, which allows flexibility in the event that the site is sold so that any future developer/owner would need to enter into a legal agreement to secure the DCS2 contribution.

Surface water is shown to discharge to a sewer, which would then either discharge to the treatment works or into a tributary of the River Mease, as the ground conditions means the site is not suitable for sustainable drainage. As such discharge would adversely impact on the SAC, it is considered that a contribution to mitigate against this impact is also required, of which the applicant has been made aware. Given the distance of the site from the Shell Brook and intervening development, it is considered that the proposal would not adversely impact on this watercourse.

The flows from the nine dwellings need to be taken into account against the existing headroom

at Packington Treatment Works. At March 2016 capacity was available for 3368 dwellings but this is reduced by the number of dwellings that already have consent or are under construction at March 2016 (1444) and those subsequently approved or with a resolution (282). Taking these into account there is currently capacity available at the treatment works for the development.

Therefore it can be ascertained that the proposal will, either alone or in combination with other plans or projects, have no likely significant effect on the internationally important interest features of the River Mease SAC, or any of the features of special scientific interest of the River Mease SSSI.

Other Matters

The Council's Environmental Protection team has no environmental observations. The County Archaeologist advises that no archaeological work is required. It is considered that a construction traffic route needs to be agreed given that some of the roads leading to the site, e.g. Well Lane, are unlikely to be suitable for construction traffic.

Severn Trent Water initially advised that it has no objections subject to a condition relating to foul and surface water drainage details. Such details were included within a Flood Risk Assessment which has been sent to Severn Trent Water for further comments, which will be reported on the Update Sheet.

In respect of matters raised in the letters of representation that have not been addressed above, it is not unusual to find bungalows located close to dwellings, as is already the case in this part of Blackfordby. It is also not unusual to find older people living in close proximity to younger people. Impact on views is not a planning matter and can therefore be afforded very limited weight.

Conclusion

As set out in the main report above, it is considered that on balance a reason for refusal on the basis of impact on open space provision could not be justified in this case. The site would be socially sustainable in relation to distance to services and facilities. The design of the scheme is acceptable and there would be limited harm to the character and visual amenities of the area. It is considered that a reason for refusal on the basis of severe impact on highway safety could not be justified in this case. The less than substantial harm to the heritage assets is in this case considered on balance to be outweighed by the public benefit of the provision of nine dwellings which would make a contribution to the housing needs of the community. The development would be acceptable in terms of impacts on the character of the area, residential amenities, trees/ecology and the River Mease SAC/SSSI. There are no other relevant material planning considerations that indicate planning permission should not be granted. It is therefore recommended that planning permission be granted.

RECOMMENDATION, PERMIT, subject to the following condition(s):

- 1 Time limit**
- 2 Approved plans**
- 3 Construction hours**
- 4 External materials and external details**
- 5 Foul and surface water drainage**
- 6 Levels**
- 7 Construction traffic management plan**
- 8 Pedestrian visibility splays**

- 9 **Parking and surfacing**
- 10 **Landscaping and boundary treatments**
- 11 **Landscaping - replanting**
- 12 **External lighting details**
- 13 **No extra first floor side windows to Plots 4, 5 and 6**
- 14 **First floor side window to Plot 9 - obscure glazed and top opening**
- 15 **No frontage gates, walls and fences**
- 16 **Bin collection area to Plots 2 and 3**
- 17 **River Mease - legal agreement**