

Planning Statement

Greater Norwich Local Plan

GNLP0298 Land opposite Hingham Sports Centre, Watton Road
&
GNLP0335 Land south of Watton Road



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1. Introduction

- 1.1. This statement sets out the suitability of the proposed site allocations GNLP0298 and GNLP0335 for residential development in Hingham as part of the Greater Norwich Local Plan.
- 1.2. Since the initial site submissions, the land is now under single ownership and ongoing design and development have been progressed. The site is owned by a local developer who has an inhouse Chartered Architects Practice and Construction Company with a track record of delivering character housing.
- 1.3. The applicant is in ongoing dialogue with the Town Council and the Hingham Society to ensure that the allocations suit the needs and wishes of the town.
- 1.4. This document assesses the two proposed sites in tandem, given that they are adjacent to each other and are both under the applicant's ownership.
- 1.5. Henceforth in this statement, unless discussed individually, GNLP0298 and GNLP0335 will be referred to together as 'The Sites'.
- 1.6. The Sites are available for delivery in phases, and both offer the significant community benefit of a newly planted 4.2ha woodland which is submitted separately for allocation as public open space under GNLP4007.
- 1.7. The Sites should be reconsidered as preferred sites as they score more favourably than the draft allocated sites on the HELAA Comparison Table. GNLP0298 currently scores 5 ambers and GNLP0335 scores 6 ambers, whilst another draft preferred site scores 7 ambers.
- 1.8. It is considered that The Sites should be reassessed as a 'preferred' site in light of the new supporting information submitted alongside this document and local opinion including the Town Councils position.
- 1.9. Further, it is demonstrated in this section 4 'Deliverability' of this statement that The Sites are available, achievable and deliverable.
- 1.10. The applicant is an established local housebuilder and has a portfolio of developments in the local area, see Appendix C. Their homes are instantly recognisable for their character and country charm and would make an attractive and sensitive addition to the historic townscape.
- 1.11. This submission document should be read in conjunction with the accompanying documents:
 - Indicative Plans – 01, 02, 03, 04, 05
 - Highways Statement
 - Preliminary Ecological Appraisal

2. The Sites and Local Area

- 2.1. The Sites are part of the same agricultural field on Watton Road to the west of Hingham Town centre. GNLP0298 has an existing access onto the B1108, as does GNLP0335 by virtue of its attachment to GNLP0298.
- 2.2. GNLP0298 and GNLP0335 have a site area of 2.02ha and 4.4ha respectively.
- 2.3. The Sites are bordered to the east by residential development, and to the north by the Sports and Social Club.
- 2.4. Site Location, Aerial View



- 2.5. Hingham is an attractive market town, and its historical importance is demonstrated by the many listed buildings and its protected conservation area.
- 2.6. The town is identified as a Key Service Centre and is capable of additional growth in the Greater Norwich Local Plan.
- 2.7. The Sites are ideally located close to a plethora of local services, all of which are in a reasonable walking distance.
- 2.8. The Sites are better related to the town centre than other draft preferred sites.
- 2.9. Amenities within walking distance are:
 - Sports and Social Club, 1 min walk
 - Bus Stop, 2 min walk
 - Library, 0.3 miles, 6 min walk
 - Lincoln Hall, 0.3 miles, 6 min walk
 - Public House, 0.4 miles, 9 min walk
 - Bakery, 0.5 miles, 10 min walk
 - Takeaway, 0.5 miles, 10 min walk
 - Dentist, 0.5 miles, 10 min walk
 - Primary School, 0.6 miles, 12 min walk
 - Doctors Surgery, 0.6 miles, 12 min walk
 - Grocery Shop, 0.6 miles, 12 min walk
 - Commercial Estate, 1 mile, 19 min walk

2.10. Photographs of The Sites



a.) View east of site frontage hedge along B1108



b.) View east from western boundary



c.) View north towards B1108/existing housing



d.) View west from eastern boundary



e.) View east towards church from eastern boundary



f.) View north of rear of housing on B1108

3. The Proposal

- 3.1. The Sites are parcels of land on the same agricultural field.
- 3.2. GNL0298 forms the frontage plot onto the highway and follows the linear development along the Watton Road. The site measures 2.02ha and could achieve a housing density of 50 – 100 dwellings, although up to 50 dwellings is envisaged, with indicative designs showing 36 units.
- 3.3. GNL0335 lies south of its sister site and has an area of 4.4ha. The site is capable of achieving a density of approximately 100 – 200 dwellings, however it is envisaged that a lower density of up to 100 dwellings is more likely and would be more comparable with the rural town setting. Development here would be in keeping with the development pattern of the adjacent Rectory Gardens.

3.4. Indicative Site Plan



- 3.5. The indicative plan demonstrates a sensitive growth to the western side of Hingham. A linear frontage is proposed in relation to the predominantly linear development along the Watton Road.
- 3.6. Development beyond the linear frontage is organic in nature, following a natural sweep of the proposed woodland. This naturalistic approach will be more visually pleasing and avoids the

‘formulaic’ appearance of modern developments which Hingham Town Council have identified that they wish to avoid.

- 3.7. The Indicative Plan demonstrates that the sites could be delivered in phases. The phasing schedule could be agreed with the GNLP to ensure that homes are delivered in stages to suit the growth requirements of the Plan.

3.8. New Community Woodland

The supporting information submitted for consultation under GNLP4007 includes the addition of a new community woodland. This land measures approximately 4.2ha and would be planted with a mix native species woodland in consultation with the Town Council, Tree Officer and Independent Ecologists.

- 3.9. The woodland could also be planted in partnership with the Woodland Trust MOREwoods scheme and would be dedicated to the town for the enjoyment of residents in perpetuity, subject to their agreement.

- 3.10. The new community woodland would complement the adjacent site GNLP0395 Land west of Attleborough Road, which Hingham Town Council have identified would be preferable for a cemetery extension, car park and ecology area. If the latter is included, the biodiversity across the sites will be cumulative, and have a positive impact on the immediate and wider ecosystem. Additionally, a connection could be made to create a pedestrian or vehicular link with the woodland.

- 3.11. The proposed woodland would also help to integrate The Sites into the community, an objective identified by the Town Council.

3.12. Indicative Perspective, Woodland



3.13. Footpaths and Pedestrian Crossings

3.14. A Highways Statement is submitted in support of the proposed allocations.

3.15. The recommendations implemented into this submission include a new footpath link to the south side of the B1108 Watton Road, connecting to the existing footpath network towards the town centre. Highways ownership clarifies that this connection is possible.

3.16. A new crossing is also proposed to improve pedestrian safety crossing the B1108. This will also help to slow traffic entering Hingham.

3.17. The submitted Highways Statement assesses that:

“Through the proposed site layout, incorporating internal pedestrian links, proposed section of frontage footway east and central pedestrian refuse for crossing to the northern footway as proposed off site pedestrian mitigation, it is considered that this site allocation can adequately prioritised pedestrian, cyclists and access to public transport, in terms of NPPF paragraph 110”.

3.18. Proposed Types of Housing

Any subsequent planning application will include dwellings in a country house style constructed with a selection of local materials and architectural detailing. Typical details such as brick window headers, dentil courses and banding, brick plinth, lime render, oversized barge boards and exposed rafter feet will be utilised to give individual style and character to each home. The dwellings are anticipated to be a range of single storey and two storey homes and would have a mix of staggered roof lines to help settle the buildings into the landscape and contribute to the character of Hingham.

3.19. The site layout will be carefully designed and orientated to ensure that no overlooking or overshadowing issues arise.

3.20. Affordable Housing will be provided on site in line with the requirements as set out by the Local Plan. All affordable housing will be integrated into the site, making it indistinguishable from open market housing. The applicant has been previously recognised for their delivery of affordable housing, see Appendix D.

3.21. Indicative Perspectives



3.22. Sustainable Technology

The proposed new dwellings will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made. These sustainable measures will be implemented with careful consideration of the local setting and could include air source heat pumps, high levels of insulation and air tightness, rainwater collection butts, water saving taps and flow regulating access valves.

4. Deliverability

4.1. The Sites are available for immediate delivery within the Greater Norwich Local Plan. The factors influencing The Sites deliverability are assessed below:

4.2. Suitable

4.2.1. The Sites are well located in relation to the town and local services.

4.2.2. Public transport is available within 140m of The Sites

4.2.3. The Sites are opposite leisure facilities, and new residents would seamlessly integrate with the social aspect of the community

4.2.4. The Sites are not near any industrial activity which would cause noise, pollution or amenity issues.

4.2.5. There are no adverse site constraints affecting The Sites suitability.

4.3. Available

4.3.1. The Sites are part of the same large agricultural field which is not in active use.

4.3.2. The Sites are under single ownership and do not require any legal issues, sales or restrictive covenants to be resolved in order to proceed.

4.3.3. Visibility splays have been secured in order to ensure that a conforming access onto the B1108 is deliverable.

4.3.4. Highways land ownership shows that a new footpath can be delivered to link the site to the existing footpath network.

4.4. Achievable

4.4.1. The applicant is the landowner, architect and developer, meaning that all aspects of a future development will be delivered by one team and will not require multiple agencies in order to proceed.

4.4.2. The applicant has a history of other schemes in the local area which have been developed and have delivered a range of community benefits.

4.4.3. A Draft Allocation Summary is included in Appendix E which demonstrates that the proposed allocations are achievable.

5. Considerations for Allocation

- 5.1. The responses for the allocation of GNLP0298 and GNLP0335 will be assessed against the criteria as set out in the HELAA comparison table.

5.2. Site access

5.2.1. The Sites are currently considered 'Amber' for Site Access on the HELAA Comparison Table. However, it is believed that this assessment should now be reconsidered in light of additional information submitted with this Planning Statement.

5.2.2.A Highways Statement has been included which assesses the road safety, sustainability and accessibility, impact on highways and design quality of the proposed allocations. The findings of the Statement demonstrate that a suitable access can be achieved for the frontage plot GNLP0298 and by virtue of its connection, GNLP0335.

5.2.3. The Highways Statement makes recommendations for securing safe pedestrian routes from the site to the town and primary school. These measures include a new section of footpath to link to the path network on the south side of Watton Road.

5.2.4. A central reservation is also proposed to create a formalised pedestrian crossing. This will act as a natural traffic calming measure and allow pedestrians to cross safely.

5.2.5. Highways ownership shows that land is available to make the footpath connection, meaning that a new footpath link is deliverable.

5.2.6. A previous planning application REF: 2019/0827 for 5 bungalows received no objections from the Highways Authority for the proposed access – see appendices A and B.

5.2.7. Given the additional measures and the Highways Authority's previous support of the proposed access, it is felt that the access fully meets the allocation requirements and The Sites should be reconsidered as 'Green' on the HELAA Comparison Table.

5.3. Access to services

5.3.1. The Sites are well located in relation to the town, with shops and services in short walking distance.

5.3.2. Unlike some other sites being considered in Hingham under the GNLP, The Sites are opposite the Sports and Social Club, and would be ideal for new residents to access sports facilities and to integrate into the community.

5.3.3. The nearest bus stop is just 140m from the site, meaning that future occupiers are not entirely reliant upon the use of private cars, and can easily access public transport.

5.3.4. The Sites are away from conservation areas and nearer to the centre of Hingham than other draft sites along the B1108 Watton Road.

5.4. Utilities capacity

5.4.1. There are concerns regarding utilities capacity on all new developments in Hingham. Whilst this is noted as a constraint, the capacity and required upgrades would be addressed at detailed planning stage, and do not impact the deliverability of the site.

5.4.2. Initial pre-development enquires have been made to Anglian Water and UK Power Networks.

5.5. Utilities infrastructure

5.5.1. Site investigations and desk studies suggest that there is suitable utilities infrastructure and broadband connection to serve the proposed sites, however, these would likely be upgraded with this development.

5.6. Contamination/ground stability

5.6.1. The Sites have been in use as an agricultural field and have no known contamination or ground contamination issues. Desk studies indicate that the site is suitable for residential use.

5.7. Flood risk

5.7.1. The Sites are located in Flood Zone 1 and are at low risk of flooding by river or sea.

5.7.2. There are small areas of low risk surface water flood risk on The Sites, however these are acknowledged as being unlikely to affect the developable area.

5.7.3. The Sites gently slope down away from the road frontage and have no history of flooding.

5.7.4. A Drainage Strategy designed by engineers would accompany any subsequent planning application and would mitigate any risk of flooding.

5.8. Market attractiveness

5.8.1. The Sites would be developed by a reputable local housebuilder with an in-house chartered architectural practice. The company is proven in delivering high quality homes to the local area.

5.8.2. The applicant's developments are instantly recognisable for the use of local materials, traditional craftsmanship and architectural detailing. Each new home has individual features, utilising staggered rooflines and country house styling to ensure that the development is an attractive addition to the built environment as well as providing sustainable, energy efficient housing.

5.8.3. The Sites would be designed to be a visually attractive entrance to Hingham with a selection of property types to suit the open market and will have fully integrated affordable housing units.

5.8.4. It is recognised that there is a shortage of bungalows available in Hingham, and any subsequent planning application on these sites would address this known local need.

5.8.5. The applicants currently have a waiting list of interested parties seeking a dwelling on this site.

5.9. Significant landscapes

5.9.1. The Sites are currently rated 'Amber' for Significant Landscapes on the HELAA Comparison Table.

5.9.2. It is considered that the development of The Sites would have a low impact on the landscape, given that the site is naturally screened and does not have open views.

5.9.3. On approach to Hingham there are already residential clusters, meaning that The Sites are not isolated in the landscape. The visual approach of The Sites from the western entry to Hingham is such that they are set across a backdrop of established housing.

5.9.4. Aerial Map Perspective



5.9.5. Indicative Perspective - Approach to Hingham



5.9.6. The existing frontage hedge would be retained in any subsequent planning application, creating a visual screening of the development.

5.9.7. The proposal offers a new community woodland which will further screen the development from the rear, helping to mitigate the impact of the development on the landscape.

5.9.8. Any new development will not significantly increase the town's envelope, given that existing development lies opposite and to both sides of The Sites.

5.9.9. It is considered that this surrounding built massing and the natural hedge screening, as well as the new woodland planting will mitigate any impact on the landscape.

5.9.10. Therefore, it is deemed that The Sites should be reconsidered as 'Green' on the HELAA Comparison Table.

5.10. Sensitive Townscapes

5.10.1. GNL0335 is currently considered as 'Amber' for Sensitive Townscapes on the HELAA Comparison Table.

5.10.2. The Sites are not viewed in relation to any listed buildings, heritage assets or the Hingham Conservation Area.

5.10.3. The Sites are adjacent neighbouring built form and would be viewed in relation to the existing massing, see below street scene perspective.

5.10.4. Indicative Street Scene



5.10.5. The Indicative Plan demonstrates that a carefully considered layout can be achieved to ensure that the proposed sites would assimilate with the existing growth pattern and density along the Watton Road and at Rectory Gardens.

5.10.6. The proposed new woodland will further assimilate the development into the landscape and townscape.

5.10.7. In any subsequent planning application, a site layout which ensures that considerate rooflines, views and protection of privacy could be achieved, to safeguard the existing form and character of neighbouring developments.

5.10.8. Therefore, it is believed that GNLP0335 should be reconsidered as 'Green' on the HELAA Comparison Table.

5.11. Biodiversity and geodiversity

5.11.1. The Sites are currently considered 'Amber' for Biodiversity and Geodiversity on the HELAA Comparison Table.

5.11.2. A Preliminary Ecological Appraisal has been submitted alongside this document which independently assesses the potential biodiversity and geodiversity of The Sites.

5.11.3. The PEA asserts that the agricultural field has little value in terms of biodiversity and geodiversity, stating:

"Although the site is large, it is almost entirely composed of recently sown, species-poor improved grassland which has little ecological value".

5.11.4. The frontage hedge and boundary hedging will be retained and enriched where required with further planting.

5.11.5. The Sites are offering a new 4.2ha community woodland which will significantly improve the biodiversity on site and have a cumulative positive impact on the local ecology network. This will be delivered with Phase 1, site GNLP0298.

5.11.6. Riverdale Ecology make recommendations for the woodland in the submitted PEA:

"It is recommended that the woodland is principally oak, sweet chestnut and beech standards with an understorey of hazel, holly, elder, field maple and dogwood. Other species should include hornbeam, silver birch and hawthorn".

5.11.7. This significant benefit should not be overlooked, as the newly planted woodland will have a long-lasting impact on the biodiversity of Hingham for many generations to come, and will help to offset the effects of residential development.

5.11.8. The PEA further recommends the installation of bat boxes on trees within the site, swift boxes on all new dwellings and house sparrow boxes on 30% of the new dwellings. One barn owl box should also be installed on a tree of post on the eastern boundary or on the edge of the woodland to the south of the site.

5.11.9. It is considered that the inclusion of the new woodland, protection of existing hedges and installation of bird and bat boxes should be taken into account, and that The Sites should be reassessed on the HELAA Comparison Table as 'Green'.

5.12. Historic environment

5.12.1. The Sites are well related to the town, but do not impinge onto the conservation area. The notable listed buildings in the town will not be viewed in relation to The Sites.

5.12.2. It is asserted that the traditional style of homes which would be provided would be sympathetic to the historic environment of Hingham.

5.13. Open space and GI

5.13.1. The Sites offer a newly planted 4.2ha woodland. This will be a significant green infrastructure which will benefit existing and new residents.

5.13.2. Any subsequent planning application would provide the required open space in line with the Local Plan policy requirements.

5.14. Transport and roads

5.14.1. The Sites are currently rated 'Amber' on the HELAA Comparison Table. However, it is believed that this assessment should be reconsidered as a result of the submitted Highways Statement and Traffic Survey.

5.14.2. A Highways Statement is submitted alongside this document which includes a 7-day Automatic Traffic Count. The report finds that the whilst there would be an increase in the amount of traffic on the surrounding roads, the increase would not be significant.

5.14.3. Additionally, previous planning applications here have demonstrated that a residential development here would be suitable in highways terms, see Appendix B.

5.14.4. It is warranted that any new residential developments in Hingham will have an impact on transport and roads. However, the location of The Sites is sustainable in terms of walking to shops, services and accessing public transport, alleviating transport and roads impact.

5.14.5. The location of The Sites on the western side of Hingham means that access west to Watton and Shipdham is easy, and routes to Dereham and Attleborough can be reached without the requirement to travel through the town centre.

5.14.6. It is acknowledged that some residents will need to travel through the town centre to reach Norwich for employment, however, it should be noted that residents are just as likely to be employed in Watton, Shipdham, Dereham and Attleborough, and these residents would not place an additional load onto the B1108 to Norwich.

5.14.7. Furthermore, the layout on the Indicative Plan has been future proofed to allow for any future road connections to the Attleborough Road.

5.14.8. Considering the above reasons and findings of the Highways Statement, it is believed that The Sites should be reassessed as 'Green' on the HELAA Comparison Table.

5.15. Compatibility with neighbouring uses

5.15.1. The Sites are well related to the existing settlement and would be a suitable addition to the built environment.

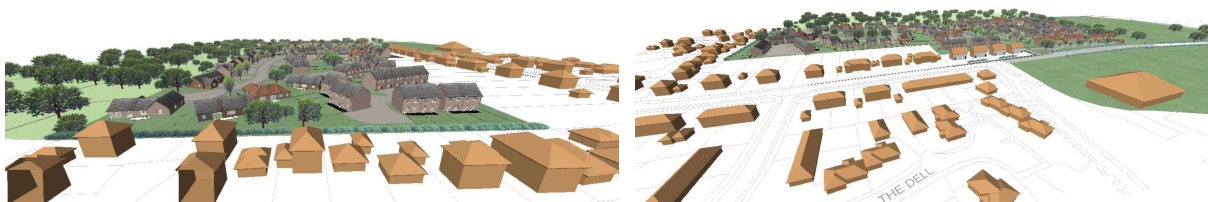
5.15.2. The Sites are opposite the Sports and Social Club, meaning that new residents will have immediate access to sports and social facilities, and will be able to integrate into the local community.

5.15.3. The other surrounding uses are residential and agricultural.

5.15.4. The Sites should be considered favourably over other proposed Hingham sites given that no TPO's, Listed Buildings or Designated Assets would be affected by development.

5.15.5. Furthermore, there are no neighbouring industrial activities which could be harmful in terms of noise, amenity and pollution.

5.15.6. Indicative Perspectives – Context of The Sites with neighbouring uses



6. Conclusion

- 6.1. The Sites offer an attractive extension to Hingham which would meet the housing need for the Greater Norwich Area whilst providing high-quality, energy efficient homes.
- 6.2. This statement assesses the deliverability of The Sites and finds them to be Suitable, Available and Achievable.
- 6.3. The applicant has worked with the Town Council to gain their support and intends to work with them on delivery phases and the types of homes they wish to see.
- 6.4. The Sites are under the applicant's ownership and are ready for immediate delivery. The applicant is a local housebuilder and is proven in delivering homes in the region.
- 6.5. The Sites are in a sustainable location near to the centre of a Key Service Centre. Residents would be in short walking distance of community facilities, the primary school, key services and public transport.
- 6.6. Crucially, The Sites can achieve acceptable access onto the highway and provide pedestrian pathways/crossing to allow safe walking to the town centre and beyond.
- 6.7. A new 4.2ha woodland offers a significant benefit to the local community and will enhance biodiversity on The Sites, as well as support the wider ecology network.
- 6.8. The existing frontage hedge will be retained, helping to maintain biodiversity and to screen the new development from the western approach to Hingham.
- 6.9. The Indicative Plan demonstrates that a low-density scheme can be achieved which is in keeping with the existing development pattern of the area. The design is naturalistic and assimilates with the existing grain of development and follows the organic layout of the new community woodland.
- 6.10. Although the homes would be new build, they will utilise traditional materials, craftsmanship and staggered rooflines to create a visually attractive development. The layout is non-'formulaic' and would add to the form and character of the historic town.
- 6.11. The Sites have a plethora of benefits, can achieve a safe access, and will have a low impact on the significant landscapes.
- 6.12. Furthermore, from dialogue with local residents, the Town Council and the Hingham Society, it has been established that the preference is for any new development in the town to be on the western side of Hingham, and specifically on The Sites submitted in this statement.
- 6.13. The Sites achieve the 'Green' criterion as set out in the HELAA Comparison Table and should be reconsidered as a Preferred Site Option.

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Clayland Architects

REF:2019/0827 Residential development of 5 single storey dwellinghouses

Appendix B.

Previous Planning Application – NCC Highways Officer Consultation



Norfolk County Council

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Jacqui Jackson
South Norfolk Council
South Norfolk House
Swan Lane
Long Stratton
Norfolk
NR15 2XE

Your Ref: 2019/0827
Date: 17 September 2019

My Ref: 9/7/19/0827
Tel No.: 01508 533929
Email: adrian.jacklin@norfolk.gov.uk

Dear Jacqui Jackson

**Hingham: Residential development of 5 single storey dwellinghouses.
Land South Of Watton Road Hingham Norfolk**

With reference to the revised consultation received recently for the above development proposal.

I note that the proposal has been revised to include a section of new footway on the south side of Watton Road., which would be of benefit.

If a consent is to be granted for this proposal, I would be grateful if the following additional condition could be imposed.

SHC 32A

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No 1620-14.. have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 32B

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

www.norfolk.gov.uk

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Yours sincerely

Adrian Jacklin

Highways Development Management Officer
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

www.norfolk.gov.uk

Appendix C.

Examples of local developments delivered by Clayland Estates Ltd.



Examples of completed bungalows

Clayland
architects





Examples of completed bungalows

Clayland
architects

Appendix D.


Applicant's recognition for 'Best Social or Affordable New Housing'



East Anglia Region Finalist

Best Social or Affordable New Housing

awarded to
Victoria Court Bradenham









For building excellence in the delivery of outstanding construction and workmanship

Project team
Hastoe Housing Association - Client
Clayland Architects - Designer
Clayland Estates Ltd - Contractor

Local authority building control team
Breckland District Council

Sponsored by



Appendix E.

Draft Allocation Summary

Hingham Housing Allocation

Land Opposite Sports Centre Watton Road GNLP0298

Land Amounting to 2.02ha (aprx)

Land amounting to approximately 2.02 ha to be allocated for residential development of between 30-50 dwellings including affordable units and open space requirements. The provision of the residential site would be accompanied with dedication of GNLP 4007 To Hingham Town Council for Community Woodland.

Development will be subject to the following criteria:

- 1 Provision of safe vehicular and pedestrian access to the site from Watton Road;*
- 2.Provision of new Highway verge footpath on south side of Watton Road connecting to the existing footpath and internal frontage footway across the site;*
- 3. A range of housing including single storey dwellings;*
- 3. New Highway Crossing point to The Sports Centre;*
- 4. Future Highways connection to the rear of the site and Community Woodland Area;*
- 5. Provision of access to the Community woodland for the Public;*
- 6. Tree planting and Wildlife Enhancement measures as per Preliminary Ecology Assessments with swift boxes to every house;*
