

PLANNING SUPPORT STATEMENT

DEMOLITION OF EXISTING HOUSES AND PROPOSED RESIDENTIAL DEVELOPMENT OF 7NO. 3-BED HOUSES AT 1349-1351 STRATFORD ROAD, SHIRLEY, SOLIHULL B90 4EF

ON BEHALF OF FIVE HOMES (SHIRLEY) LTD.



OUR REFERENCE: 19079 PPS GC
PLANNING PORTAL NO: PP-08722283
DATE: 15th May 2020

1. INTRODUCTION

The Application

- 1.1. The Tyler Parkes Partnership Ltd has pleasure in submitting a full planning permission on behalf of our Client, Five Homes (Shirley) Ltd., the owner of the application site. In support of this planning application, we submit the following documents and plans: -

Document/ Plan	Prepared By	Reference
Planning Support Statement	Tyler Parkes Partnership Ltd	19079 PSS FINAL GC
Application Form	Tyler Parkes Partnership Ltd	PP-08722283
CIL form	Tyler Parkes Partnership Ltd	PP-08722283
Drawing Register	FB Architecture	1485-drawing register-200512
Site location plan	FB Architecture	1485-01-A- location plan
Proposed site layout	FB Architecture	1485-02-site
Floor plans	FB Architecture	1485-03-floorplans
Elevations	FB Architecture	1485-04-elevations
Site Sections and Views	FB Architecture	1485-05-site sections and views
Views	FB Architecture	1485-06-Views
Design and Access Statement	FB Architecture	1485-DASS-01

Preliminary Ecological appraisal	Crossman Associates	K1121.001
Arboricultural Impact Assessment	Wharton Nature Infrastructure Consultants	200507 1083 AIA V1a
Drainage Strategy	John Davies Associates	JDA/338/20/1

Tyler Parkes

- 1.2. Tyler Parkes is a town planning and architectural consultancy covering all aspects of development, including commercial, retail, industrial, residential, recreation and leisure uses.
- 1.3. The Practice acts for a wide range of clients, including PLCs, landowners, private individuals, local authorities and development companies, in connection with a variety of planning matters.
- 1.4. The Practice obtained planning permission for the care home development to the immediate south of the current application site, as well as planning permission for the relocation of Shirley Aquatics to Becketts Farm at Wythall.

2. The Site and Proposal

The Site

- 2.1. The site lies on the A3400 Stratford Road, immediately north of and adjacent to the former Shirley Aquatics site which is now the Fountains Care Home. It lies within the built-up area of Shirley, in a sustainable location.
- 2.2. The site currently comprises a pair of semi-detached houses which have been vacant for some time and are set back from the highway behind a row of rather unattractive conifer trees. There are two vehicular accesses to the site from the Stratford Road. There are no trees or vegetation on the site which are of any material amenity value. It is noted that a large proportion of the site by area is covered by hard standing which makes up the driveway, parking area and rear patio areas.
- 2.3. The site is in a very urban location, along a major public transport route with bus stops close to the site with a numbering of services operating from them. The road also contains a cycle path. The site lies along the southern edge of Monkspath residential development. The site is surrounded by high density residential development to the north, west and east.
- 2.4. Beyond the Stratford Road, which runs adjacent to the southwest of the site, lies Shirley Golf Course. Stratford Road is a busy road but is planted on both sides by lines of trees that form a continuous green corridor extending to the north-west and southeast of the site.

The Proposal

- 2.5. The application proposes the redevelopment of the site through the demolition of the existing houses and their replacement with 7no. 3 bedroom dwellings accessed off Stratford Road via a single access point. All the properties have private gardens to the rear.



- 2.6. Parking is to standard with 2 spaces per dwelling. The access to the site is via a single entrance point, some 5m in width.

- 2.7. A bin store is proposed near the site entrance to allow easy access for refuse collection vehicles.
- 2.8. Separation distances between the houses in the development and with those existing buildings surrounding are shown on the submitted plans, confirming that all required separation distances are met.
- 2.9. In accordance with the Arboricultural Impact Assessment, there will be an overall loss of trees on the site, but these are low-quality trees. The application proposes the planting of new trees and landscaping. Retained trees will be protected by hand dig within root protection areas where needed.

3. History

- 3.1. The site has no relevant planning history for residential redevelopment.
- 3.2. It is noted that a Certificate of Lawfulness of Proposed Use or Development was issued in 2016 for 'Erection of an ancillary domestic outbuilding in each of the rear gardens of the houses' (LPA ref. PL/2016/00632/CLOPUD)
- 3.3. Adjacent to the site, an 80 bed care home has been constructed (LPA ref. PL/2016/02122/PPFL).
- 3.4. As part of the process undertaken before arriving at the currently applied for scheme, the Applicant entered into an extensive pre-application submission with the Council. 3 schemes were tabled during the pre-application process, which included a 4 storey 11 unit apartment block, amended to a 3 storey 9 unit apartment block, then further amended to a 3 storey 8 dwelling housing development.
- 3.5. The submitted pre-application schemes are documented in detail in the accompanying Design and Access Statement. The pre-application response (LPA ref. PL/2019/02355/PREAPC) has been taken into account in arriving at the amended scheme in the accompanying planning application.

4. Planning Policies

- 4.1. The relevant planning policies are set out within the National Planning Policy Framework (NPPF February 2019) and the Solihull Local Plan, adopted in December 2013 (and currently under review).

National Planning Policy Framework

- 4.2. At its heart, the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, stating that the policies contained within, taken as a whole, constitute the Government's view of what sustainable development means in practice.
- 4.3. It confirms that applications for planning permission must be determined in accordance with the development plan unless materials considerations indicate otherwise.
- 4.4. The principles and approach of the NPPF give a clear pro-development message which includes a presumption in favour of sustainable development at Paragraph 11: sustainable development is at the heart of the NPPF. The presumption requires Local Planning Authorities to approve development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless, inter alia, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 4.5. Paragraph 11 (d) states that where there are no relevant development plan policies or the policies which are the most important for determining the application are out- of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole. Footnote 7 confirms that paragraph 11 applies to applications involving the provision of housing in situations where the LPA cannot demonstrate a five-year supply of deliverable housing sites. If the LPA cannot demonstrate a 5 year housing land supply then for decision making the presumption means granting permission unless (i) the application of policies in the NPPF that protect areas or assets of particular importance (that are listed in Footnote 6 of the NPPF) provides a clear reason for refusal or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole. This is often referred to as the 'tilted balance'. The latest figures the Council has published in relation to the 5YLS indicates that the Council can demonstrate a supply of 4.64 years (as of 1st April 2019) and therefore the tilted balance is engaged.
- 4.6. Section 5 of the NPPF, 'Delivering a sufficient supply of homes' confirms the Government's objective of significantly boosting the supply of homes (paragraph 59).

- 4.7. Paragraph 60 provides that to determine the minimum number of homes needed, strategic policies should be informed by local housing needs assessments.
- 4.8. At paragraph 61, the NPPF emphasises that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 4.9. Paragraph 81 confirms, inter alia, that planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
- 4.10. Paragraph 170 (Ecology) confirms that planning policies and decisions should contribute to and enhance the natural and local environment.

Solihull Local Plan (SLP)

- 4.11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In this instance the development plan consists of the Solihull Local Plan which was adopted by Solihull MBC in 2013.
- 4.12. Chapter 8 of the SLP 'Providing Homes for All' acknowledges that good housing is essential for social, environmental and economic wellbeing. A broad range of housing of different types and sizes, of different values and tenures are required to create and maintain mixed and balanced communities (paragraph 8.1.2). Paragraph 8.1.6 emphasises that that within the Borough there is a need for smaller market housing. The SLP expressly confirms (paragraph 8.1.9) that the provision of new homes should address the needs of all types of household, including families and single people. To achieve that aim, the Council seeks to ensure that an appropriate mix, type and tenure of housing in a range of locations to meet the needs of local residents is provided.
- 4.13. Policy P4 (c) 'Meeting Housing Needs' provides in assessing the housing mix of sites, the need to secure a range of house types and sizes in the locality in helping to achieve socially balanced and mixed communities, will be considered. The justification for the policy is that market housing provision should reflect local Borough demand to sustain mixed and balanced communities.
- 4.14. Policy P5 'Provision of Land for Housing' confirms that new housing will be supported on unidentified sites in accessible locations where they contribute towards meeting identified borough-wide housing needs and towards enhancing local character and distinctiveness. Unless there are exceptional circumstances, new housing will not be permitted in locations where accessibility to employment, centres and a range of services and facilities is poor. The policy confirms that the density of new housing will make the most efficient use of land

whilst providing an appropriate mix and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations.

- 4.15. Policy P7 'Accessibility and Ease of Access' states that all new development should be focussed in the most accessible locations and seek to enhance existing accessibility levels and promote ease of access. Policy P8 'Managing Demand for Travel and Reducing Congestion' requires that all development proposals should have regard to transport efficiency and highway safety.
- 4.16. Policy P10 'Natural Environment' confirms that developers will be required to undertake a full ecological survey and to deliver a net gain or enhancement to biodiversity, unless it is demonstrated that it is not appropriate or feasible.
- 4.17. Policy P11 'Water Management' of the SLP states that all new development shall incorporate sustainable drainage systems (SuDS) unless it is shown to be impracticable to do so.
- 4.18. Policy P14 'Amenity' states that the Council will seek to protect and enhance the amenity of existing and potential occupiers of houses, businesses and other uses in considering proposals for new development and will permit development only if it satisfies a number of criteria.
- 4.19. Policy P15: 'Securing Design Quality' states that all development proposals will be expected to achieve good quality, inclusive and sustainable design, which meets a number of key principles.

5. Planning Considerations

- 5.1. The main planning issues for consideration in determination of the accompanying planning application are as follows: -
- a) The principle of an intensified residential development on the site;
 - b) The design and character of the proposal;
 - c) The amenity of neighbouring and future residents;
 - d) The suitability of the highway access and parking;
 - e) The impact on trees and ecology; and
 - f) The drainage of the site.

The principle of an intensified residential development on the site

- 5.2. As confirmed in the Council's pre-application response, the site is located within the mature suburbs of Shirley and planning policy supports new housing on unidentified sites in accessible locations where they contribute to meeting borough wide housing needs.
- 5.3. The site is previously developed land which clearly should be preferred to greenfield sites for new residential development.
- 5.4. The Council has recently confirmed that it cannot demonstrate that it has a 5 year housing land supply. Accordingly, the tilted balance outlined in paragraph 11 d) of the NPPF is engaged. The provision of additional dwellings at the application site should, in the circumstances, be welcomed as sustainable development which accords with the development plan. This has been confirmed in the recent pre-application advice (22nd April 2020) which stated:
- 'The principle of the redevelopment of this site for residential purposes within the C3 Class of the Use Classes Order (1987) (as amended) would contribute to meeting borough wide housing needs. Depending on the timing of the submission of a planning application, the Council may have published revised figures in relation to the 5YHLS. A statement in relation to this matter should be submitted to justify any residential development on the site.'*
- 5.5. There has been no material change to the Council's 5 year housing land supply identified in the short period of time since the pre-application response was received.
- 5.6. The proposal seeks to make efficient use of land in a sustainable and accessible location by providing residential development which will add to the mix of dwellings in the area in accordance with SLP policies. The existing

buildings are of no architectural merit, the site is becoming somewhat of an eyesore and there can be no objection to the proposed demolition and redevelopment. In the context of the current redevelopment of the adjacent (former Shirley Aquatics) site, these proposals should be welcomed as being in keeping with the streetscape and enhancing the character and appearance of the locality. The overall scale and massing of the proposed scheme would be complementary to its context. The accompanying Design and Access Statement sets out more details in this regard.

- 5.7. In terms of accessibility of the location against Policy P7 of the Solihull Local Plan it is noted that the site performs very well against all criteria, with the exception of being 1km further to a railway station and 200m further to the nearest GP surgery than the policy sets out. However, whilst the policy expects development to meet the specified distances, there is an opportunity for variation justified by local circumstances. In this respect, it is clear that the site is in a highly accessible location with a bus stop less than 100m away from the site (300m closer than the policy requires) which has a number of regular services into Birmingham and Solihull, as well as to the local area. In addition, Stratford Road is a cycle route. There is also of course a move, highlighted by the current pandemic, for greater use of technology to reduce the number of trips required. Paragraph 81 of the NPPF point d) requires planning policies to be flexible enough to accommodate needs not anticipated in the plan, allowing for new and flexible working practices (such as live-work accommodation) and enabling a rapid response to changes in economic circumstances.
- 5.8. The current Solihull Local Plan is nearly 7 years out of date and it is suggested that the criteria set out in Policy P7 need to be applied flexibly to reflect more recent changes and to take into consideration local circumstances which weigh in favour of redevelopment of this site.
- 5.9. The redevelopment of this brownfield site for a more intensive residential development accords with the guidance in the NPPF and specifically policies P4 by introducing a further range of house types and sizes into the locality; P5 which acknowledges that in the Borough's mature suburbs, higher density development will have been delivered along key public transport corridors (such as the A34); and P7 which seeks to focus development in the most accessible locations, such as the application site.

The design and character of the proposal

- 5.10. Policy P15 of the SLP requires all development to achieve good quality, inclusive and sustainable design, which conserves and enhances local character, distinctiveness and streetscape quality and ensures the scale, massing, density, layout, materials and landscape of the development respects the surrounding natural, built and historic environment.
- 5.11. The pre-application advice required that any planning application for the redevelopment of this site should justify how the proposal satisfies Policy P15, with reference to how the development conserves or enhances the local character of the area. It is also noted that the National Design Guide (October 2019) also sets out the characteristics of well-designed places and

demonstrates what good design means in practice.

- 5.12. The accompanying Design and Access Statement sets out in detail the evolution of the scheme and how the current proposal conserves and enhances the local character of the area.
- 5.13. It will be noted that the accompanying planning application has been the result of a lengthy pre-application process, including a meeting with officers, which initially proposed a more intensive 3 storey apartment scheme for the site. In part, in response to the Officer's concerns over the scale of the proposed apartment development, the scheme for the site has been amended a number of times – including to a smaller apartment block, then a more intensive housing scheme, and now to the currently proposed smaller housing scheme. The current scheme, including the opportunities afforded by houses to break up the mass of proposed built development on the site, has allowed the scale and bulk of the development to be significantly reduced from the original apartment proposal. The submitted scheme of houses also allows the scale and detailing of the proposed houses to relate well to local character, with the proposal demonstrated to sit well within the street scene.
- 5.14. The terrace of proposed dwellings 1 to 3 will sit on a comparable building line to the existing large semi-detached houses at the front of the site. The two pairs of semi-detached houses to the rear are accessed from a roadway to the side of the front terrace and will be partly visible in the Stratford Road streetscene. Their detailing picks up those of the frontage properties, but the houses will be also more subservient to those at the front, commensurate with their positioning to the rear. All the proposed houses have private gardens and parking to standard.
- 5.15. The proposed density of development is considered appropriate, in the context of the application site's highly accessible location fronting onto a public transport and cycle route and within very easy walking distance of day to day facilities, alongside the development plan and the NPPF encouraging the optimising of development in locations that are well served by public transport. The accompanying Design and Access Statement clearly demonstrates the proposal is entirely appropriate for the site and the streetscene.
- 5.16. Approval of the proposal would comply with policies P5 and P7 that seeks all new development to be focused in the most accessible locations, with higher densities appropriate in such locations, and P15 requiring all development proposals to achieve good quality, inclusive and sustainable design, meeting a number of key design principles.

The amenity of neighbouring and future residents

- 5.17. Policy P14 of the SLP seeks to protect and enhance the amenity of existing and potential occupiers of houses and will permit development only if it respects the amenity of existing and proposed occupiers. The NPPF also promotes a good standard of amenity.
- 5.18. In terms of existing neighbouring development and occupiers, adjacent to the

eastern boundary of the application site, is Fountains Care Home, a two storey non-domestically scaled building, set some 11 metres from the closet house proposed on the application site. The north and west boundaries to the application site are bounded by the rear gardens of residential properties along Kemerton Way and Bretshall Close. The length of these gardens varies from 13 metres to 16 metres, dependent on the staggered building line and whether the dwellings have been extended to the rear.

- 5.19. At the pre-application stage, the Council considered the originally proposed 4 storey apartment building to be overbearing on the neighbouring residential uses and quoted the Planning Guidelines for Housing Development SPD (1994) which encourages garden lengths of 5 metres for every storey of the dwelling to which they relate.
- 5.20. The pre-application response from the Council commented on the revised pre-application scheme (of 8 houses on the site) confirming that the design of the proposed units will be important and it will be necessary to ensure that the housing will not have a detrimental impact on the residential amenity of the adjacent dwellings. In this respect, the advice confirmed that fenestration detailing and the height of the proposed units will be key to a successful scheme.
- 5.21. The revised current proposal restricts the heights of the proposed dwellings to 2 and a half storey and takes account of the position of the neighbouring development and positioning of windows, complying in full to the Planning Guidelines in terms of separation distances. Indeed, the separation distances exceed those set out in the 1994 guidelines. The Applicant is happy to accept a condition requiring obscure glazing of any side windows and no additional windows without planning permission.
- 5.22. In terms of the amenity of residents of the proposed development, the proposal shows two rows of houses which have 20.8m between facing windows front to back, private rear gardens and adequate spacing to the rear site boundary, with the existing closest houses to the rear being at least 23m away. The retention of existing tree screen also assists in preventing any overlooking.
- 5.23. The proposal is considered to fulfil the requirements of Policy P14 of the SLP and will protect and enhance the amenity of existing and potential occupiers of houses.

The suitability of the highway access and parking

- 5.24. The site is currently served by two access points. As part of the pre-application process, the Council's highway engineer reviewed the proposals and provided detailed comments on access arrangements, parking, highway impact and servicing. The proposal considered at the pre-application stage showed an in/out access to serve the development.
- 5.25. The Council's highway engineer confirmed that whilst the highway authority does not usually support in/out access arrangements, it was noted that the potential for vehicle conflict around the access would be reduced as the existing

layout of the A34 Stratford Road will only permit left turn movements into/out of the application site. The highway engineer was satisfied with the proposed in/out access arrangements subject to appropriate signage being provided.

- 5.26. Further to the confirmation at the pre-application stage that the Council's highway engineer would raise no objection to an in/out access, the scheme has been amended to that submitted which now shows one point of access. The pre-application advice also confirmed that the Council's highway engineer was likely to consider the removal of the in-out access, as exists now, a benefit of the revised proposal.
- 5.27. The proposed singular access point is 5m wide, allowing two vehicles to pass at the site entrance. The layout accommodates turning areas so that all vehicles can exit the site in a forward gear.
- 5.28. Solihull MBC's Vehicle Parking Standards and Green Travel Plans supplementary planning document requires 2 parking spaces per dwelling unit, as shown in the accompanying application.
- 5.29. In terms of servicing of the site (by, e.g. refuse lorries) the Council's highway engineer initially stated that servicing from the roadside may not be acceptable because this would lead to the refuse vehicle temporarily obstructing the flow of traffic along the Stratford Road. However, the highway engineer accepted that refuse vehicles would currently have to service the existing dwellings from the roadside. Although the development proposal would result in the refuse vehicle having to be stationary for a slightly longer period, the highway authority acknowledged that this will occur infrequently. In order to minimise the time that refuse lorries would need to wait on the highway, a bin store is proposed close to the site entrance.
- 5.30. The Council's pre-application response confirmed that it is unlikely that the Highway Authority would have any objections to the proposed development should a planning application be submitted.
- 5.31. The submitted proposal is considered to comply with Policy P8 of the development plan, requiring all development proposals to have regard to transport efficiency and highway safety.

The Impact on trees and ecology

- 5.32. An ecological appraisal has been carried out which follows standard Phase 1 habitat survey methodology that was extended to record signs or potential for protected and notable species.
- 5.33. The report found that the site is heavily disturbed and well managed and generally lacks ecological value. The site is considered to have Site Value. The vacant semi-detached buildings have low suitability for roosting bats. The site may also support nesting birds and small numbers of reptiles. The report recommends that any bird habitat is removed outside of the nesting bird season, alongside the installation of new nesting habitat; that a single emergence survey takes place between May and August prior to any works on

site, and that new landscape planting takes place as part of the proposal.

- 5.34. In accordance with the ecology report and the pre-application advice, the proposal includes on-site provision to ensure biodiversity net gain including the planting of a mix of native, fruiting or nectar-bearing trees and shrubs within the scheme. The Applicant is happy to accept a condition to that effect. Accordingly, it is considered that the proposal complies with Policy P10 Natural Environment of the SLP.
- 5.35. The planning application is also accompanied by an Arboricultural Impact Assessment. The Assessment confirms that the proposed removals are all low-quality trees and as such, their loss will have minimal impact on the amenity value and scene of the surrounding area. The report concludes that the loss of these trees is acceptable in the context of the proposed development and with the recommended planting mitigation implemented. Where hardsurfaces are proposed within the root protection areas of retained trees, the assessment recommends hand digging and tree protection measures.
- 5.36. The submitted proposal accords with Policy P10 of the development plan.

The drainage of the site

- 5.37. Policy P11 of the SLP states that all new development shall incorporate sustainable drainage systems (SuDS) unless it is shown to be impracticable to do so.
- 5.38. The pre-application advice confirmed that Stratford Road is at high risk from flooding and therefore it is important that an on-site drainage system is provided. It requested any planning application must be supported by information about the development design storm period, and intensity for the 1 in 30 year and 1 in 100 year events including an appropriate allowance for climate change in accordance with Policy P11 of the SLP. The Council's drainage engineer also provided comments on green roof/recycling rainwater opportunities, permeable paving, and recommended drawings to be submitted with any planning application; however, these comments were based on the pre-application advice sought in relation to the 9 apartment scheme which has not been progressed.
- 5.39. The planning application is accompanied by a drainage strategy that confirms the following –
- The proposed Stormwater Drainage system has taken into account the provisions of Policy P11 of the Solihull Local Plan which requires that all stormwater on new developments shall incorporate Sustainable Urban Drainage techniques to enable storm water to be re-used and recycled and where infiltrating the rainwater into the ground is not viable the excess flows will be attenuated prior to discharge to a Severn-Trent Water stormwater sewer.

- The proposed Stormwater Drainage Arrangements take into account the ICP for SuDS recommendations by the use of rainwater butts to collect rainwater for re-use in plant watering and external cleaning to reduce the use of potable water.
- As Soakaways will not work on this site the stormwater falling on the roof will be collected and passed firstly through one or other of 4 No 200litre rainwater butts and then allowed to overflow into a surface water drainage system which will direct the flows to one or other of the two linked Rainwater Attenuation Tanks from whence the rainwater will be forwarded to a Vortex Control Chamber.
- Stormwater which falls on the parking areas and paths and which may be contaminated by oils and fuel spillages will pass through permeable paving to a stone storage layer prior to being collected in an under drainage system which will convey the collected stormwater to a Filter Manhole prior to discharge into the Attenuation Tanks on each property. The cleaned and treated rainwater then passes forward into a vortex control chamber from where the water will discharge at a rate not exceeding 5.0litres/second to the Severn-Trent Water sewer under Stratford Road.
- During any exceptional storm events which overcome the drainage system the exceedance flows from the front of the development will flow by gravity across the drives to the properties and discharge on Stratford Road.
- The foul flows will be collected in a sealed pipe system and discharged using an existing connection from the site to the Severn-Trent Water Foul sewer under Stratford Road.

5.40. The proposed drainage strategy satisfies Policy P11 of the development plan.

6. Conclusions

- 6.1. The accompanying scheme proposes the redevelopment of a brownfield housing site with a more intensive residential development. The site lies in a highly accessible location, on a major public transport route.
- 6.2. The redevelopment has been subject to a detailed pre-application submission to the Council who were supportive of the principle of a more intensive residential redevelopment of the site.
- 6.3. The proposal has been designed to enhance the appearance of the site, whilst providing a high quality residential environment for its future occupiers and protecting the amenities of the adjacent residents. The highway access to the site and the amount of parking is to standard and acceptable. There is no unacceptable impact on protected species or high quality trees. The site can be adequately drained.
- 6.4. It is concluded that approval of the submitted proposal accords with the development plan and national planning policy and should be approved.