

TWC/2015/0405

Heath House, 17 Middle Lane, Cold Hatton Heath, Telford, Shropshire, TF6 6QA  
Erection of a detached dwelling with detached 3 bay garage

**APPLICANT**

, Chris Purves

**RECEIVED**

11/05/2015

**PARISH**

Waters Upton

**WARD**

Edgmond and Ercall Magna

**OFFICER** Libby Harper

Objections received: No

**1. THE PROPOSAL**

- 1.1 This is a full application for a self-build two storey 3 bedroom dwelling comprising an internal floor area of 178m<sup>2</sup> with a detached 3 bay garage. The dwelling would sit within the extensive grounds of the smallholding of Heath House; the application materials defines that a number of fields would be retained with the existing property and a number to be passed over to the proposed dwelling. Development entails the removal of an open fronted barn from within the proposed rear garden area. The dwelling would sit within the context of an existing slope across part of the site, thus it would be presented as single storey from the entrance to the north – the upper level, which would then be revealed as two storey progressing around the side and rear at the south with a lower level also revealed.
- 1.2 Access would be provided from an existing track from Middle Lane. The dwelling would then sit towards the centre of the site, approached by an entrance courtyard to the north which would incorporate an existing studio building that accommodates the applicant's business (a converted stables), linked by an existing and extended stretch of wall to the proposed garage. This wall would then be continued, such that it would be attached to the dwelling and wrap around the proposed courtyard area. Areas at the side of the property would be graded linking round to a south facing garden at the rear. A sedum green roof is proposed.
- 1.3 The accommodation at the upper level would comprise an open plan living / dining / kitchen area, cloakroom and entrance hall, with a sitting room and third bedroom with ensuite shower room for an elderly member of the applicant's family with restricted mobility and who requires level access from the entrance courtyard. The lower level of the dwelling would have two ensuite bedrooms, a central garden sitting room and utility / plant room. Outside the external envelope of the dwelling would be a winter garden facing north onto the courtyard, providing a baffled entrance. A balcony running across the width of the property is proposed along the upper level of the south elevation. The proposed garaging is single storey.

- 1.4 A number of the above features of the design, including the green roof relate to the proposed creation of a Passivhaus dwelling, representing a low-energy voluntary construction standard based upon the fundamentals of physics and confronts how buildings lose heat, and how to prevent it. Standards require that a minimal impact upon the environment is derived from the extremely low energy demands derived and a future proof design that will continue to perform throughout its lifetime. This is primarily achieved by adapting a fabric first approach to the design of a building, by specifying high levels of insulation with exceptional levels of airtightness and the use of whole house mechanical ventilation. The application material identifies that after completion, the energy performance of the dwelling would be monitored and benchmarked against the design specification and other dwellings of a similar type, and that the project is supported by The Sustainable Building Futures Department of Coventry University.
- 1.5 The application is accompanied by a Planning Statement, Design & Access Statement, Site Photographs, an Energy Statement, Whole Lifecycle Costing Analysis, a Preliminary Ecological Appraisal, a Tree Survey & Arboricultural Impact Assessment, and a letter referencing the stability of the proposed property from a Structural Engineer.

## **2. SITE AND SURROUNDINGS**

- 2.1 The site is located in Cold Hatton Heath, sitting in the rural area of the Borough around 7 miles to the north of Wellington District Centre, located to the east of the stretch of the A442 running between the north of Telford then joining the A53 on to Market Drayton to the north east and A41 on to Whitchurch to the north west. The service centre of Waters Upton is located 1.5 miles to the south. Cold Hatton Heath comprises three interconnecting lanes with just under 50 houses present, together with a range of businesses including 2 plant nurseries, a plant hire business and a farm, a number of smallholdings are also present. The pattern of development is sporadic and low density in nature, properties either fronting the lanes or being notably set back down respective tracks.
- 2.2 This latter position applies for the proposed site, sitting to the south of Middle Lane down a track which initially serves the neighbouring red brick two storey property Heath House within the ownership of the applicant - as part of their smallholding comprising a number of paddocks and outbuildings. The track continues on to the site with a red brick one and half storey former stables with hayloft above (current studio) fronted by a yard area and bound by a red brick English garden wall. A grassed area sits beyond the walled area which then slopes down to a further grassed area which includes an open fronted 3 bay pole barn. A Public Right of Way runs along the track which then narrows at the boundary of the applicant's land and progresses through neighbouring land linking through to Stars Lane to the south. Historic maps (1833 being the oldest presented) indicate the presence of a cottage on the site that has since burnt down.

- 2.3 The site is bound by a mix of treatments including a combination of post and wire fencing and native species hedging, with a number of pockets of tree planting (spinneys) dotted within and beyond the site. Alongside the aforementioned slope (where the proposed house would sit), the wider landscape is characterised by gradual undulations, with a more significant upwards slope to the south west with two residential properties located at the top of the bank. Further residential properties are located to the south and south east along Stars Lane, these are positioned in excess of 140 metres. Residential properties sit beyond the fields of Heath House, the nearest being in excess of 130 metres from the proposed dwelling to the north west, and 200 metres to the north east. The Rivers Tern and Meese lie further to the south east sitting in an agricultural landscape.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 Across the wider landholding within the applicant's ownership:  
W96/0421 – Erection of a residential annexed and linking conservatory.  
Withdrawn 27/07/1996
- 3.2 W94/0156 - Demolition of Existing Property and Erection of a Four Bedroomed House. Full Granted 08/04/1994
- 3.4 W2002/0345 - Erection of garaging. Full Granted 23/05/2002
- 3.2 Pre-application enquiry PE/2014/1468 – Erection of 1no. dwelling.

### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Policy Framework (the NPPF)
- 4.2 Saved Wrekin Local Plan policies:  
EH14 Land Stability  
UD2 Design Criteria  
OL11 Trees and Woodland
- 4.3 Core Strategy policies:  
CS1 Homes  
CS7 Rural Area  
CS12 Natural Environment  
CS15 Urban Design

### **5. SUMMARY OF CONSULTATION RESPONSES**

The following representations have been made:

#### Standard consultation responses

- 5.1 Waters Upton Parish Council: Support  
Advise that the application was welcomed with excitement at the Parish Council meeting; that it was pleasing to see that so much thought had been included in the process. The Parish Council consider that the design has

excellent credentials, includes design features to be applauded, and that the proposal has limited visual impact.

5.2 Highways: Support subject to conditions

No objection to the principle of the proposal, request conditions for the delivery of the parking / loading / unloading and turning arrangement prior being brought into use; that the driveway within the site shall be surfaced in a bound material for a minimum distance of 5m from the rear of the highway boundary with Middle Lane. Informatives are requested for consultation with the Rights of Way Officer for advice prior to and during the works on or near the Public Right of Way, and that an application be made to highways relating to a section 184.

5.3 Drainage: Support subject to conditions

The Drainage Engineer requests a condition for a scheme for surface water drainage that shall restrict surface water runoff to 5 litres per second per hectare and any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +30% for climate change, together with a condition for a scheme of foul drainage and surface water drainage.

5.4 Arboricultural: Support subject to conditions

The Officer advises that the entrance to the site adjacent to the Studio is constrained by trees T7 and T11, and that given the longevity of Sweet Chestnut Trees it may be prudent to remove the Silver Birch (T11) to allow for space into the site and then replant with same species following completion of the proposal.

Tree A in & Conditions requested for Tree Protective Fencing to be installed as per the Protection Plan submitted, and a Trees and Services condition identifying that there are 6 trees at the entrance to the site that have all been categorized as relation the accompanying Tree Survey such that the utilities; water, electricity & telecom should be installed outside of the RPA of these trees and ideally all utilize the same trench.

5.5 Shropshire Fire Service: Comment

Advise that as part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

Local Groups

5.6 Telford and Wrekin Local Access Forum: Support

Note advice had been sought by the applicant from TWC Rights of Way Officer and the Forum. This development has a public right of way (footpath) running up the access track to the proposed property, which is in the ownership of the applicant. It would be unlawful to change the route of this path without the correct diversion orders being published. Pleased that the applicant is keen to leave this right of way as it is as well as retaining the surface of the path as it currently is – a grass and stone track. Been assured that no gates or walls will be constructed along the line of the footpath, as this would be unlawful, particularly as not aware that the route does not currently

have any recorded 'limitations'. Addition of these would need to be agreed by the Highway Authority.

- 5.7 The increase in vehicular traffic down the line of the public right of way would seem to be very minor, as it is only for one property. Whilst the development taking place the route should not be blocked by constructors' vehicles and members of the public exercising their right to pass and re-pass should not be put in danger, do not envisage this being a problem either. Fully reassured that the applicant has dealt with the public rights of way in a proper and effective manner and raise no objection to the development.

#### Neighbour consultation responses

- 5.8 No neighbour representations have been received further to a period of consultation.

## **6. PLANNING CONSIDERATIONS**

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- the principle of housing development at this site in the rural area outside of a CS7 service centre
- the impact on the character and appearance of the area
- the technical implications of development through access and parking, drainage proposals, trees and landscaping

#### Principle of Development

- 6.2 This application was preceded by a pre-application enquiry stage commencing in November 2014. At the initial stages of the enquiry, the Authority lacked a five year housing land supply meaning policy CS7 relating to the rural area was considered out-of-date. However, during the latter stages the Council announced (statement of 19th March 2015) that it had identified a housing supply of 8.2 years which is sufficient to address the NPPF 5 year housing land supply requirements. Thus existing planning policies for the supply of housing are no longer out-of-date by virtue of NPPF paragraph 49, and a reversion has arisen to the strategy set out in local planning policy to focus development in the rural area of the Borough on the three key settlements of High Ercall, Tibberton and Waters Upton according with Core Strategy policy CS7. This policy goes on to identify that outside of these settlements development will be limited, and within the open countryside, strictly controlled.

- 6.3 The proposed site is located in Cold Hatton Heath, whilst not one of the three aforementioned settlements, it is a settlement in itself comprising just under 50 houses with a range of businesses also present. The built form of the settlement is low density and sporadic in nature across the respective lanes, thus the position of the proposed dwelling set back from Middle Lane, and lying adjacent to Heath House to the north east, is consistent with the character of this area and is not considered by Officers to be isolated in

nature when considered against paragraph 55. of the NPPF, or open countryside related to CS7. Whilst the special circumstances in national policy set out in para. 55 are not deemed to be invoked by the position of the site, the scheme nonetheless holds significant merit when judged against the circumstances cited. Permission is sought for the delivery of a Passivhaus dwelling necessitating notable energy standards be met, such that an exemplary property through its energy performance both through its construction and ongoing energy requirement will be delivered, whilst delivered through a high quality modern design.

- 6.4 The application is accompanied by an Energy Statement backed by recommendations of an Options Appraisal and Whole Life Costing for heating options. On this basis, a well-insulated and an unbroken thermal envelope would surround the dwelling with triple glazed and insulated framed windows which are designed to harvest energy from the sun with an emphasis on a south facing orientation of a glazed façade and a north facing winter garden to help shelter the north facing entrance, the windows essentially acting as radiators for the building would provide over half of the energy required to heat the house, together with materials of a high thermal mass to create a stable internal environment, with use of the slope of the site to shelter the north facing elevation and reduce heat losses. Solar shading ensures protection from overheating (summer time comfort being part of criteria for certification), with the inclusion of renewable technology. This comprises a Ground Source Heat Pump – uses electricity to efficiently transfer heat stored in the ground into the dwelling, together with a solar thermal array – largely for water heating which over the course of a year is expected to provide 40% of the annual hot water needs and 85% during the summer months, and a photovoltaic array which will further offset electricity consumption, the latter two cited on part of the roof) to ensure that the total home energy consumption is minimised. The stringent air tightness target demands high standards of quality in the construction and so Passivhaus buildings are proven to have predictable performance in use.
- 6.5 These standards mean that the proposed dwelling has predicted space heating demand which is at least 88% better than a typical new build dwelling; the total energy consumption – measured by the primary energy value for a Passivhaus with a target of 120kWh/m<sup>2</sup>/year is significantly surpassed for the proposed dwelling at 62 kWh/m<sup>2</sup>/year. Total energy bills, which include energy used for space heating, hot water, lighting and electrical appliances, would then be around £40 per month. Notably a Passivhaus building would easily achieve the levels required for Code Levels 5 and 6 with modest renewable technologies incorporated.
- 6.6 The innovative nature of the proposal controlled through the requirement to satisfy (notably with ongoing monitoring defined) an internationally recognised standard of low energy buildings, and the form of the development reflecting high standards in architecture - as will be further addressed in respect of issue 2, demonstrates that whilst the special circumstances envisaged by paragraph 55 of the NPPF are not invoked, the scheme satisfies the emphasis in place. Officers therefore consider that the proposed development

accords with the context of limited development as envisaged by policy CS7, fundamentally within a village, and therefore the principle of the development in this location is considered acceptable.

The impact on the character and appearance of the area

- 6.7 Great importance is attached to the design of the built environment in the NPPF which guides authorities that decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative (para. 60). The integration of new development into the natural, built and historic environment is further sought (para. 61). The need for local design review arrangements (para 62.). At the local level, policy CS15 necessitates that development will positively influence the appearance and use of the local environment; with an assessment made of the scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality through consideration of policy UD2.
- 6.8 At the request of the Local Planning Authority, the pre-application proposals were presented to MADE - an organisation seeking to improve the quality of towns, cities and villages in the region. Part of their role, according with the requirement of the NPPF, is to offer a Design Review process providing independent, objective and expert feedback on the design of proposed developments following presentation of the scheme. The Case Officer was present at the meeting and can advise that the scheme was received particularly positively by the panel (planning / architecture / landscape architecture professionals). This is confirmed within the written feedback provided, they liked the way the design uses the topography of the site and considered the design concept to be entirely appropriate for the site.
- 6.9 Relatively modest amendment was suggested with further refinement of a line of symmetry running through building, with amendments to the winter garden entrance / entrance hall and living area / roof light, amendment to the position of the staircase serving the rear balcony and its shape overall having been duly made, together with a recommendation for dark paving in the courtyard area having been taken forward. The design of the upper frame has been revised to enhance the lightness of the 'pavilion' concept of the upper level.
- 6.10 The design of the proposed dwelling is noticeably not traditional to the area – with a predominance of Duke of Sutherland cottages entailed through older properties, provision of a high quality pallet of materials would therefore be key to the success of introducing a particularly modern style of architecture. At the pre-application stage, discussion took place with the Local Planning Authority as to the form of materials proposed, as well as discussion at the MADE Design Review stage.
- 6.11 Full details relating to the materials have been provided; these include a red imperial sized handmade brick which would deliver a mixed hue across a wider area. The Local Planning Authority welcomes the provision of the brick as it is a good colour / size / texture match to the former stable (now studio) which will be linked via a wall to the dwelling, and incorporate the base for the garage, this would then wrap around the sides and rear as the base for the

dwelling. Officers consider that the inclusion of the brickwork would perform a multiple transitional function, both through its physical positioning linking the old and new and as a modern interpretation using a traditional finish across the house itself. The creation of an enclosed courtyard with a contrasting dark brick surface will help create a sense of arrival thus generating a sense of place.

- 6.12 The upper level – presented as the ground floor from the front entrance (north elevation) would be finished in render and then presented as the 2<sup>nd</sup> storey when viewed from the rear (south elevation) sitting within a projecting render frame. The render is manufactured locally, comprising an off white shade. Whilst brick is the most prominent finish in the locality, there are nearby examples of its use, for instance Rydal Mount and The Laurels on Stars Lane, as well as, Sunnycroft on Middle Lane.
- 6.13 Vertical cladding is then proposed at the upper level, this is proposed to be zinc informed by the appearance of the nearby silver birch trunks, with a double lock standing seam system adopted. The cladding would then be interspersed with triple glazed internorm windows and doors in grey, together with full glazing for the northern entrance. At the rear, a full length terrace is proposed of steel square columns and beams of slender welded construction with a screeded metal profiled deck in a light grey, with frameless glazed balustrading. The latter are more modern materials but have been shaped by features within the setting of proposed dwelling, therefore have been received positively by LPA Officers and the MADE Design Review panel. It is acknowledged that the materials have been further chosen as being suitable for use on a dwelling built to Passivhaus standards.
- 6.14 Most of the lower level (just under half of the total footprint) is buried or part buried below ground with an existing bank to be dug in to in order to take full advantage of the south facing slope and reduce the visual impact of the building, with all excavated material to be regraded on site locally around the dwelling. This would be in conjunction with provision of a green roof, that the dwelling would be lower than the roofline of the existing office studio and the site being partially screened by existing hedges and areas of tree planting, as well as being a notable distance from residences in the wider locality. The dwelling would therefore have a non-intrusive mass and low visual impact in the wider landscape, and particularly from Middle Lane, where a single storey perspective with more traditional render and brick elements would be visible. Members are advised that the application is supported by Waters Upton Parish Council who consider that scheme would have limited visual impact, and further that the design has excellent credentials including design features to be applauded; no objections have been made to the scheme.
- 6.15 The proposed garage would form part of the enclosed courtyard, is set at a low level and would be screened by existing spinneys to the east and existing building to the north, with materials in keeping with the existing studio building and proposed dwelling. Its scale and form are therefore considered to accord with policy UD2.

- 6.16 As the site sits within the curtilage of Heath House, the impact of the proposed development on the existing property requires consideration. The dwelling would be positioned in excess of 70 metres from the existing property. The separation is further defined by the position of existing landscaping, the position of the studio building, the existing and proposed boundary wall and garaging meaning that the privacy of residents of both Heath House and the proposed dwelling would be secured. The proposed development would not impact upon the garden area of the existing property sitting within the extended curtilage linked to its context as a smallholding. The dwelling would not derive loss of privacy for properties in the wider landscape due to the distances entailed (minimum 130m).
- 6.17 The design of the proposed dwelling has been derived from a clear concept (as set out in section 2.2 of the Design & Access Statement). This seeks to respond to the historic context of the early c.19th farmstead and landscape character using the slope and pockets of soft landscaping present to lead the position and elevational treatment proposed. Fundamental being to construct courtyard brick walls that will form a transition zone of a solid base emerging from the ground, supporting a cantilevered lighter structure with a rear glazed elevation, together with a flat roof incorporating a green roof and renewable technologies. Officers consider that the scheme represents a balanced approach incorporating both traditional and modern materials / features that will sit well in the context of the site. Thus meaning a scheme would be delivered that accords with the integration of new development into the natural, built and historic environment in an original and innovative way as envisaged by the NPPF (para's 61 and 60). Further to the considerations outlined above, Officers are satisfied that the requirements of policies UD2 and CS15 have been met through the proposal with a high quality design that relates positively to its context secured.

Technical implications of development through access and parking, drainage proposals, ecology, trees and landscaping

- 6.18 Paragraph 32 of the NPPF states that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”, with provision of an appropriate access, and a suitable level of parking arrangement as a prerequisite to good design. The proposed development would be served from an existing access track off Middle Lane leading to an enclosed courtyard and garaging affording 3 parking spaces and 2 cycle spaces.
- 6.19 The Highways Authority visited the site during the pre-application stage, including a Rights of Way Officer with consideration given to the suitability for intensification of the track for additional vehicular traffic and the relationship with the functioning of a Public Right of Way running along the track which then extends beyond the southern edge of the site. The principle of intensification was duly considered acceptable, which has then been confirmed through the application stage with conditions requested for delivery of the proposed parking and turning arrangement, and that the driveway be surfaced in a bound material for a minimum distance of 5m from the rear of the highway boundary, contact with the Rights of Way Officer for advice prior to and during the works on or near the Public Right of Way. The applicant has

also liaised with the Local Access Forum prior to submission bearing in mind the context of a Public Right of Way along the track. They have duly supported the scheme, identifying that the increase in vehicular traffic as minor being related to only one property.

- 6.20 Officers recognise that Middle Lane is subject to a 30mph speed limit and is largely single width in nature deriving traffic calming at the access point, and consider that the track is in a relatively good standard of condition, with proposals for further enhancement identified, such that it can accommodate additional movements attributable to a three bed dwelling as proposed. Further, the track is relatively straight providing a clear line of sight at either end where related to movement from Heath House and the proposed dwelling thus avoiding a conflict between each property, and indeed related to users of the footpath further to the prospective intensification of use, there is good visibility on to Middle Lane in both directions.
- 6.21 The proposed drainage arrangement comprises a septic tank and sustainable drainage system – proposed through use of the green roof, this is anticipated to then entail use of the well on the site as a discharge avenue. Officers consider that there is sufficient land available within the site to deliver an appropriate arrangement subject to conditions requested by the Drainage Engineer for a scheme for foul and surface water drainage.
- 6.22 A Phase 1 Environmental Survey has been undertaken and was submitted at the pre-application stage with particular regard to the presence of a pond to the south east of the site. The report concludes that the proposed development will not cause the loss of habitat of significant value, nor will it detrimentally impact upon any protected species including that the barn to be removed offers no potential for bat roosts, and that an assessment of the pond as having 'Poor' suitability to support great crested newts, and is not within the vicinity of a designated site under section 28 of the Wildlife & Countryside Act 1981. The report was accepted by the Ecology team, with enhancement proposed through conditions for nesting/roosting boxes, and bat friendly lighting. Officers are satisfied that the ecological implications of development have been suitably addressed, and particularly welcome that development enables the retention of a treed context to the site, such that the scheme is considered to accord with policy CS12.
- 6.23 A Tree Survey and Arboricultural Impact Assessment has been undertaken and submitted at the pre-application stage with a review of the proposal by the Arboricultural team and no objection in principle raised. Through the application stage the scheme is supported by the Arboricultural team subject to conditions for tree protection measures and service routes avoiding root protection areas. Officers consider that appropriate mitigation can be secured to protect the existing trees on site in accordance with policies OL11 and CS12, such that they would perform a positive role in providing a treed backdrop to the development as envisaged through the concept for the design and illustrated in the sketches accompanying the application.

#### 6.24 Other matters

The block plan identifies the presence of a well to the immediate north of the dwelling. Following a query at the pre-application stage as to the proximity of the well to the dwelling, confirmation has been provided from a Structural Engineer that provided the foundations are taken down to the sandstone level (as proposed), that the stability of the building or the well is not in question, thus satisfying the requirements of EH14 *Land Stability* and paragraph 120. of the NPPF. No further matters have been raised through the consultation process.

### 7. CONCLUSIONS

- 7.1 The proposed site does not sit within one of the three service centres defined in CS7 as the focus for development in the rural area over the plan period, thus falling within the realms of limited development imposed by policy, and consideration of para. 55 of the NPPF warranted. The land entailed does sit within the context of a settlement in Cold Hatton Heath (notably characterised by low density sporadic development), and fundamentally, relates to a specific form of proposal – that being a Passivhaus dwelling delivered through a modern elevational treatment whilst also encompassing transitional features from the existing built form present within the site and locality more generally, with modest massing sitting within a level change across the site to minimise its visual impact.
- 7.2 The proposal is accompanied by a notable evidence base, and specifically having been subject to a MADE Design Review panel – concluding that “This is a simple refined building that deals well with the specifics of the site and the general landscape” with a detailed schedule of materials accompanying the application such that technical components of development can be controlled through condition. Due to the specific nature of the dwelling type sought and in this location, whilst the site is not considered to fall within the realms of an isolated form of development detailed in para 55. of the NPPF, the proposal is considered to conform with merit afforded to the special circumstances that would be invoked by such a location. The proposal would lead to a dwelling with clear environmental credentials both through its design and construction to produce a low impact dwelling. On this basis, the development is considered acceptable in the context of sustainable development established through the National Planning Policy Framework and limited development of CS7; the proposal is duly presented to Members of Planning Committee for approval.

### 8. RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended that the Committee **GRANT PLANNING PERMISSION** subject to the following conditions:
1. A04 Time Limit Full
  2. B061 Foul and Surface Water
  3. B131 Trees – services root protection
  4. C002 Materials as submitted

5. C13 Parking, Loading, Unloading and Turning
6. C020 Highway – bound material minimum first 5m
7. C38 Development in accordance with deposited plans
8. C73 Hedge protection
9. C74 Tree Protective Fencing – in accordance Tree Protection Plan sheet 2c, all trees retained unless shown on the approved drawings as being removed with exception T11
10. D01 Partial removal of Permitted Development rights

Informatives

- |         |   |
|---------|---|
| I11     | Highways – section 184  |
| I25a    | Nesting wild birds  |
| I25e    | Trenches and pipework   |
| I35     | Storage of materials  |
| I35     | Trees implications – removal Silver Birch Tree T11, need for utilities for category A trees at entrance to be outside RPA |
| I35     | Highways – dialogue with Rights of Way Officer  |
| I40     | Conditions  |
| I41     | Reasons for Grant of Permission   |
| RANPPF1 | Approval - NPPF   |