

4.2 23/00888/FUL

Revised expiry date 18 August 2023

Proposal:

Demolition of existing porch and shed to facilitate 1 no. new two storey residential dwelling and associated works.

Location:

Clandon, Leonard Avenue, Otford Sevenoaks Kent TN14 5RB

Ward(s):

Otford & Shoreham

Item for decision

The application has been referred to Development Management Committee by Councillor Roy for further consideration of its impact on the Conservation Area, AONB and street scene.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 273 09 105 Rev A; 273 09 110 Rev A; 273 09 111 Rev A; 273 09 112 Rev B; 273 09 113 Rev B; 273 09 120 Rev C; 273 09 121 Rev B; 273 09 122 Rev C; 273 09 125 Rev A

For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the commencement of the development hereby approved, a Phase 1 desk top and site walk over survey for contaminants is to be undertaken and submitted to and approved in writing by the Local Planning Authority. Where any contaminants are identified a Phase 2 site intrusive investigation shall be undertaken to include a risk assessment and conceptual site model and also submitted to the Local Planning Authority for approval. . If any contaminants are identified that may pose a risk to human health, the applicant shall submit a remediation strategy to be approved in writing by the local planning authority. Following any remediation works, a validation report shall be submitted to and approved in writing by the local planning authority to demonstrate the remediation works have been carried out in accordance with the approved remediation strategy. The development will be implemented in accordance with the approved details.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EN2; of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework

5) Prior to occupation of the dwelling, any soil importation should have a verification report submitted to and approved in writing by the local planning authority.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EN2; of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework

6) Prior to commencement of the development, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The report shall set out how any adverse impact of noise, dust and vibration on adjoining owners or occupiers will be mitigated. The construction management report shall then be adhered to for the duration of the construction works.

To safeguard the amenities of neighbouring properties during the construction of the development as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan

7) No bonfires or burning should be undertaken on site during the demolition and construction phases.

To safeguard the amenities of neighbouring properties during the construction of the development as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan

8) Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays

To prevent disturbance to nearby residential properties in accordance with Policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

9) Within three months of the commencement of works full details of both hard and soft landscaping shall be submitted to the local planning authority. These details shall include; details of soft landscape works including planting plans (identifying existing planting, plants to be retained and new planting); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate); details of hard landscaping and a programme of implementation. Works shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

10) Prior to commencement of works, details of protection measures for the hedge located along the southern boundary shall be submitted to and approved in writing by the Local Planning Authority. The protection measures shall be carried out in accordance with the approved details and retained for the duration of construction of the hereby approved scheme. If during the construction of the hereby approved scheme, the boundary hedge located along the southern boundary dies or is damaged and removed, then it shall be replaced in the next planting season with other suitable planting of similar size and species.

To protect the hedgerow located on the southern boundary which is to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1; of the Sevenoaks Allocations and Development Management Plan.

11) Within 3 months of the works commencing an ecological enhancement plan demonstrating how the site will enhance biodiversity must be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained.

To enhance the biodiversity of the site in accordance with policy SP11 of the Sevenoaks District Council Core Strategy.

12) The vehicle parking spaces shown on the approved drawing 273 09 105 shall be provided and kept available at all times for the sole use of the occupiers of the hereby approved new dwelling.

In the interests of highways safety

13) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and development Management Plan.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, C, D and E of that Order.

To protect the nearby heritage assets and the character and appearance of the landscape as supported by Policies EN1, EN4 and EN5 of the Sevenoaks Allocations and Development Management Plan.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The site consists of a two storey semi-detached property located at the entrance to Leonard Avenue off Station Road. Open garden space is located to the south of Clandon and boundary hedging lies along the southern boundary and fronts Station Road. A mix of boundary treatments are present on site. The existing site levels lower towards Station Road.
- 2 Leonard Avenue consists of a mix of mostly terrace and semi-detached properties of various sizes, styles, materials and typologies on a relatively regular building line. Station Road consists of a similar mix of dwellings with built form located at various distances from the highway and along a varied building line.
- 3 The sites lies within the built confines of Otford and the Kent Downs Area of Outstanding Natural Beauty (AONB). A Grade II Listed Building is located to the south of the property and the property lies just outside the Conservation Area.

Description of proposal

- 4 The application proposes the construction of an end of terrace two storey dwelling with associated works together with the demolition of the existing porch, existing shed and erection of a new porch to Clandon.

Relevant planning history

- 5 No relevant planning history

Policies

- 6 National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or
- 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.

Footnote 7 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

7 Core Strategy (CS)

- LO1 – Distribution of Development
- LO7 – Development in Rural Settlements
- SP1 – Design of New Development and Conservation
- SP11 – Biodiversity

8 Allocations and Development Management Plan (ADMP)

- SC1 – Presumption in Favour of Sustainable Development
- EN1 – Design Principles
- EN2 – Neighbouring Amenity
- EN5 - Landscape
- T2 – Vehicle Parking
- T3 – Provision of Electric Vehicle Charging Points

9 Other

- Sevenoaks Residential Extensions Supplementary Planning Document (Residential Extensions SPD)
- Kent Downs AONB Management Plan
- Kent Design Review: Interim Guidance Note 3 – Residential Parking
- Otford Conservation Area Appraisal
- Otford Village Design Statement

Constraints

10 The following constraints apply:

- Area of Archaeological Potential
- Urban Confines
- Area of Outstanding Natural Beauty - Kent Downs
- Conservation Area - Adjacent
- Listed Building - Opposite

Consultations

11 Otford Parish Council –

- Contrary to policy EN1. The scale and bulk of the development is out of keeping with the much smaller properties in Leonard Avenue and will have a detrimental

impact on the street scene. Further relocating the porch to the front will have an adverse impact on the prevailing character of Leonard Avenue.

- Contrary to policies SP1 of the Core Strategy and policies EN4 and EN5 of the ADMP. This will create a cramped and incongruous development which will be highly visible from the main approach roads in a highly prominent part of the conservation area and AONB.
- Contrary to policy EN2: overlooking, visual intrusion and a loss of privacy. The development will have a significant impact on the residential amenity of the immediate neighbours, particularly the property to the rear on Station Road.
- Further, the proposal would completely alter the building line of Station Road. At present the semidetached house (South end) lies level with the building line of Station Road. An extension to it would stick forward like a sore thumb when one takes a more holistic/wider appreciation of the site.
- This would result in an adverse intrusion to the edge of our Conservation Area at a very sensitive spot and neither conserves or enhances the character and appearance of the Conservation Area or the AONB and is contrary to the policies listed above.
- Lack of details and dimensions.

12 KCC Highways – Did not warrant involvement, Standard Guidance provided

13 Environmental Health – Contaminated land assessment, Remediation Strategy and Verification Report and CEMP required which can be addressed by condition.

14 Conservation Officer –

- The proposal considerably intensifies the present level of development on the edge of the designated area and tightens the sense of enclosure at the junction of Leonard Avenue and Station Road. Locally distinctive spatial qualities are thereby diminished.
- The proposed development changes the street scenes of both Leonard Avenue and Station Road, as well as featuring peripherally in views of the Grade II listed buildings to the south. Although the impact of the new built form on these locally distinctive views may be limited, the development fails to contribute anything positive.
- From the conservation perspective, the proposal is regretted as over development of the small site and contrary to paragraph 206 of the NPPF, which requires new development within the settings of designated heritage assets to enhance or better reveal their significance. However, it does not cause harm to the level that would merit refusal in terms of paragraph 201 and there is no justifiable objection in terms of Policy EN4.

15 Thames Water – No objection if follow sequential approach to surface water. No objection to Waste Water and Sewage treatment works based on information provided.

Representations

16 3 Objections – The issues raised are as follows: Terracing effect, roof profile, out of character with area, street scene and semi-detached pair, materials, overshadowing, loss of privacy, drawing inaccuracies, highway safety issues, visibility, impact on adjacent Conservation Area and AONB, loss of vegetation.

Chief Planning Officer's appraisal

- 17 The main planning considerations are:
- Principle of Development
 - Impact on the character and appearance of the area
 - Impact on neighbouring amenity
 - Impact on the AONB

Principle of Development

- 18 Paragraph 14 of the NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Policy SC1 of the ADMP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 19 Land within built up areas, such as residential gardens are excluded from the definition of previously developed land. Whilst there is a focus on utilising previously developed land within the NPPF, Policy L01 of the Core Strategy states that new development should be focused within existing settlements.
- 20 The site lies within an existing residential settlement within the urban confines of Otford. The proposal would be a development which makes effective use of land, which could support the aspirations of the NPPF. The proposal would be for an additional dwelling which would be attached to a semi-detached pair becoming an end of terrace property and would be regarded as infill development utilising a portion of the existing land associated with 'Clandon'.
- 21 Policy L07 states that in settlements such as Otford, development on a modest scale will be permitted where it can take place in an acceptable manner consistent with local character. A new dwelling in this location, on the edge of a residential cul-de-sac within a busy village centre, which is also in a highly sustainable location with a train station nearby, bus stops and local basic amenities within both walking and short car journey, is considered to be acceptable in principle.
- 22 In January 2021 Central Government confirmed that the Council is not meeting its 5-year land supply and therefore the planning balance should be further tilted in the presumption in favour of sustainable development. Therefore, significant weight is given to the proposal for an additional dwelling.
- 23 The development is considered to be in accordance with Policies L01, L07 of the Core Strategy and the planning balance is tilted in favour of sustainable development policy SC1 of the ADMP, subject to other material planning considerations detailed below.

Design and impact on the character and appearance of the area and heritage assets.

- 24 The site is adjacent to the Otford Conservation Area. Colet's Well and the wall around the site are both Grade II Listed.
- 25 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 26 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 27 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.
- 28 The NPPF also states that great weight should be given to the conservation of heritage assets (para.132).
- 29 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 30 Policy SP1 of the Core Strategy and policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 31 The development site is located outside of the Conservation Area, which runs along the northern edge of Station Road to the South and the eastern edge of Leonard Avenue to the west. The Otford Conservation Area Appraisal notes that Colets Well and The Woodman Pub, close to the application site are landmark features which attract immediate attention. They are prominent buildings, and this landmark status would not be undermined by this proposal for a modest attached dwelling. Views of the landscape can be seen when moving along Station Road, which is also noted as a feature contributing to the setting of the Conservation Area. The proposed dwelling would not impinge on the views out to the landscape when moving along Station Road. It would be on the periphery of views, and would be seen in the context of other development and trees along this side of the road.
- 32 When the site is viewed from within the Conservation Area, the utilisation of existing materials and a matching form and scale to the existing semi-detached pair, the overall character of the Conservation Area would be conserved. Views from within the Conservation Area and from the Listed Building are of the existing semi-detached pair and the addition of a matching attached dwelling would not change the character of the adjacent area adversely or affect the setting of the Listed Building, thus conserving the nearby heritage assets. The Conservation Officer has raised some concerns about the changes to the sense of enclosure at the junction of Leonard Avenue and Station Road but notes that the level of harm is less than substantial and

the development would not be contrary to Policy EN4. The proposal conserves the setting of the adjacent Conservation Area and Listed Building.

- 33 The new dwelling would adjoin the property known as 'Clandon' which is currently a semi-detached property and would result in the new dwelling becoming an end of terrace property. Along Leonard Avenue both semi-detached and terrace properties are a common characteristic and as such, the creation of a new terrace would be considered in keeping with its character. The property size and layout would mimic 'Clandon', maintaining existing front and rear building lines and acceptable amenity space is created along with it.
- 34 The existing side porch at 'Clandon' would be relocated to the front and a similar porch and bay window would be erected on the front elevation of the new dwelling. Front projections are prevalent within Leonard Avenue including porches and bay windows. As a result, neither the proposed porches nor the bay window would disrupt the building line of Leonard Avenue with their inclusion. The pitched roof designs and their modest sizes would be considered acceptable and would not cause harm to the character or amenity of the area.
- 35 During the course of the application the roof profile of the new dwelling was altered. The proposed roof profile will be a hipped roof reflecting the existing roof form of 'Clandon' and no.2 Leonard Avenue. It is noted that a variety of roof profiles are present within Leonard Avenue. No other roof structures such as dormers or rooflights are proposed. The external facades of the new dwelling would be reflections of the existing semi-detached pair and would therefore, not have any harmful impact in terms of its design and overall appearance.
- 36 The material palette selected is to match those found on 'Clandon' which would consist of clay tiles, brickwork and white UPVC windows. These materials would allow for the new dwelling to integrate effectively with the other properties it is attached to and the wider area.
- 37 A 1.6m gap is proposed between the side boundary of the plot and the new dwelling allowing for access to the rear and for the proposed dwelling to sit back from Station Road. Whilst the side elevation of the new dwelling would be closer to Station Road, this road does not have a uniform building line with properties set at different distances from it. Similarly, the buildings along the Otford Roundabout and the listed building to the south of the site are set much closer to the road. From different vantage points including the roundabout, along Station Road and from within Leonard Avenue the new dwelling would only be visible in part and views to the landscape beyond would still be available. The new dwelling would appear visually similar to the existing semi-detached properties, albeit in a slightly closer location to Station Road. Therefore, the presence of a building of this design, in this location would not appear incongruous or result in a harmful sense of enclosure to the street scene.
- 38 Existing boundary hedging is prevalent along the southern boundary which fronts Station Road. It should be noted that the hedge is not protected and could be removed. The plans however show this hedge to be retained and it is important that the hedge is retained if possible, due to the contribution it makes to biodiversity and the verdant character of street scene. The applicant has provided further information to show that the ground levels between the proposed dwelling and the existing hedge will be retained and has agreed a pre-commencement condition to protect the hedge

during the construction period, and if damaged during construction, the replacement of it.

- 39 Overall, it is considered that the development is of a modest scale which is consistent with local character and materials and the proposal would conserve the character and appearance of the area and the heritage assets, in accordance with policies SP1 of the Core Strategy and EN1 and EN4 of the ADMP, subject to conditions.

Impact on neighbouring amenity

- 40 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.

41 Light

As the dwelling is attached to 'Clandon' and does not extend past the front and rear building lines, no loss of daylight would occur to the habitable rooms of the neighbouring property. The existing dwellings and the site have east facing gardens. This means due to the sun's path once the sun moves to the front of the dwellings they cast a shadow over their own amenity space. This would similarly be the case for the new dwelling. Due to the sun's path no significant overshadowing would occur to Station Road or the neighbouring properties opposite.

42 Privacy

No first floor side windows are proposed. The proposed new dwellings rear elevation would align with the front garden of No.7 Station Road (Hilldrop Cottage) located to the east of the plot. The first floor rear windows would be afforded the same views as the existing first floor rear windows at 'Clandon' of this neighbouring property, which is of neither habitable windows nor rear private amenity space. Boundary treatments along the rear of the site help to further reduce any potential views. Fencing is proposed along the boundary between 'Clandon' and the new dwelling helping to prevent privacy issues at ground floor level. No significant loss of privacy is considered to occur to 'Clandon' or the development site with only oblique views of garden space resulting.

43 Visual Intrusion

- 44 Whilst the development will be visible from neighbouring properties, planning cannot protect a private view. There would be no direct overlooking between neighbouring windows.

- 45 To mitigate noise and other general disturbance during the construction of the proposed dwelling, both an hours of construction and a construction management plan condition will be included to safeguard the amenity of existing nearby residents.

- 46 As such, the proposal would not cause harm to neighbouring amenity, in accordance with policy EN2 of the ADMP.

Impact on the AONB

- 47 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 48 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.
- 49 The AONB designation includes the open landscape beyond, but also the built villages and towns within it, including the application site. The purpose of the AONB is not to prohibit development, but to preserve, enhance and reinforce its distinctiveness.
- 50 The site is within the Otford Valley area as defined in the Sevenoaks Countryside Assessment. This landscape includes gently undulating downland that is visible from more built up areas.
- 51 The site is located within the Kent Downs Area of Outstanding Natural Beauty. The proposed dwelling would be of similar scale, design and form to adjoining dwellings. The site is part of a cluster of other built development within the immediate locality and would utilise materials that are characteristic of the area.
- 52 The dwelling would be consistent with the built form already present in the area and views out to the surrounding landscape would still be visible. The AONB character would be conserved.
- 53 Further details of hard and soft landscaping can be secured by condition for ensure the boundary to Station Road and the site in general is enhanced.
- 54 The proposed scheme is compliant with EN5 of the ADMP and would conserve and enhance the AONB

Impact on highways safety and parking provision

- 55 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Policy T2 requires parking to be provided for residential developments in accordance with KCC parking standards. This is contained in Appendix 2 of the ADMP.
- 56 Leonard Avenue is a narrow cul-de-sac with on street parking restrictions which is often busy due to the location of the medical centre at the end of it. The proposed dwelling would accommodate three bedrooms. The development is proposing to provide two independently accessible spaces on site, which would meet the parking requirements and could be conditioned.

- 57 Leonard Avenue is an unclassified road. A vehicular access and parking area to 'Clandon' already exists. As part of this application however, the existing boundary wall that is located in front of 'Clandon' would be reduced to allow for better manoeuvrability and visibility of cars moving to and from the site for both properties.
- 58 Properties along this road have a mixture of parking areas including complete hardstanding, partial hardstanding with front gardens and no off street parking. The proposed parking area would be in keeping with the character of the area and would not add to existing parking pressures along this road. A bike store has also been provided to the rear of the site.
- 59 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change. Whilst it is stated that the development will provide a charging point, a condition will be included to ensure its provision and compliance with this policy.

Other issues

60 Biodiversity

61 Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity. Policy EN1 of the ADMP states that proposals should incorporate natural features such as trees and hedges.

62 No ecological enhancements have been identified on the proposed plans but have been suggested, including bird and bat boxes. The inclusion of ecological enhancements on site can be secured by condition. Existing landscaping features such as hedging within the site will be retained and further landscaping proposed, which also assists in enhancing the value of the site as is also to be secured by condition.

63 Other issues

64 Archaeology – The site lies within an area of archaeological potential and the new dwelling is located within an existing residential garden and as such, no impact is considered to occur to this protected area.

65 Environmental Health – The suggested conditions have been included within this permission.

66 Public comments – The concerns raised within the public comments have been taken into consideration and have been addressed within the relevant sections above.

Conclusion

67 As the Council cannot demonstrate a 5 year housing supply at this time, and there is no reason to refuse the development related to the AONB or heritage assets, the tilted balance of NPPF paragraph 11d) is engaged. As such the need to deliver housing adds significant weight in favour of granting planning permission.

- 68 The proposals is policy compliant. The proposed development would conserve and enhance the character of the AONB. The proposal would conserve the setting of the heritage assets and the character of the village and the wider landscape. The amenity of neighbouring residents would be protected, and the scheme would provide opportunities to enhance biodiversity and landscaping. No highway impacts would arise from the development.
- 69 There is a presumption in favour of sustainable development. The harm identified is not significant and would not demonstrably outweigh the presumption in favour of this proposal. It is recommended that the application be approved, and planning permission be granted subject to conditions.

Background papers

70 Site and block plan

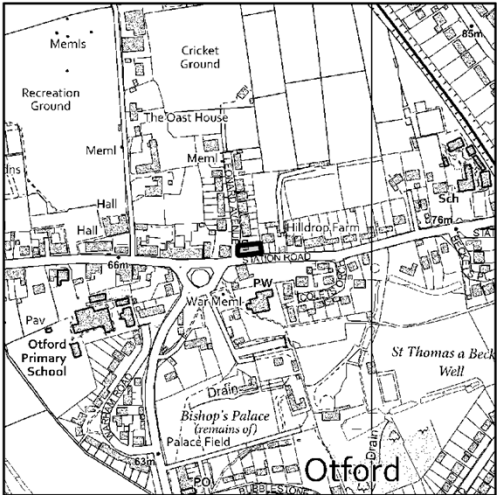
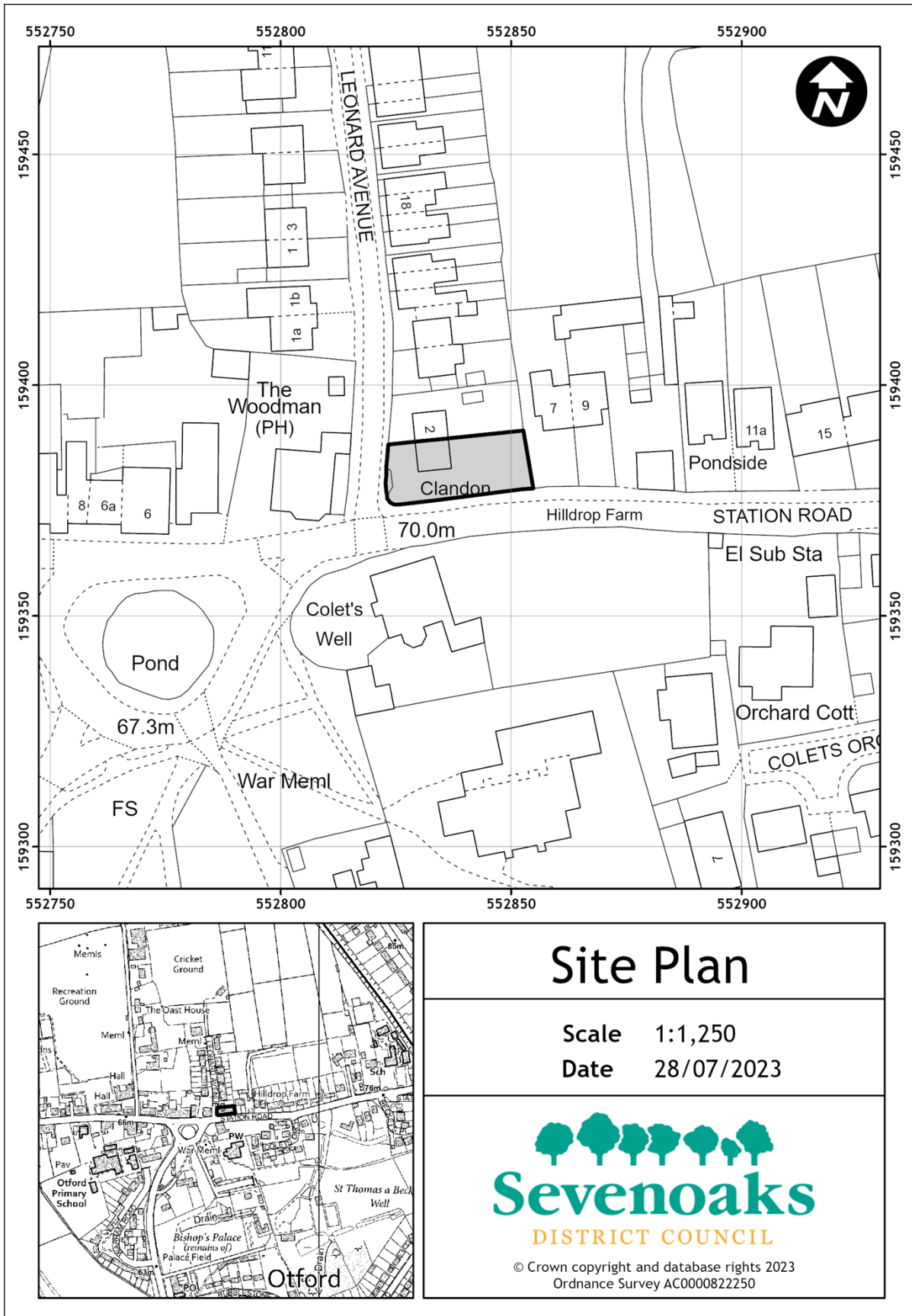
Contact Officer(s): Stephanie Payne

01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250
 Date 28/07/2023



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 Ordnance Survey AC0000822250

BLOCK PLAN

