

Development Management Report

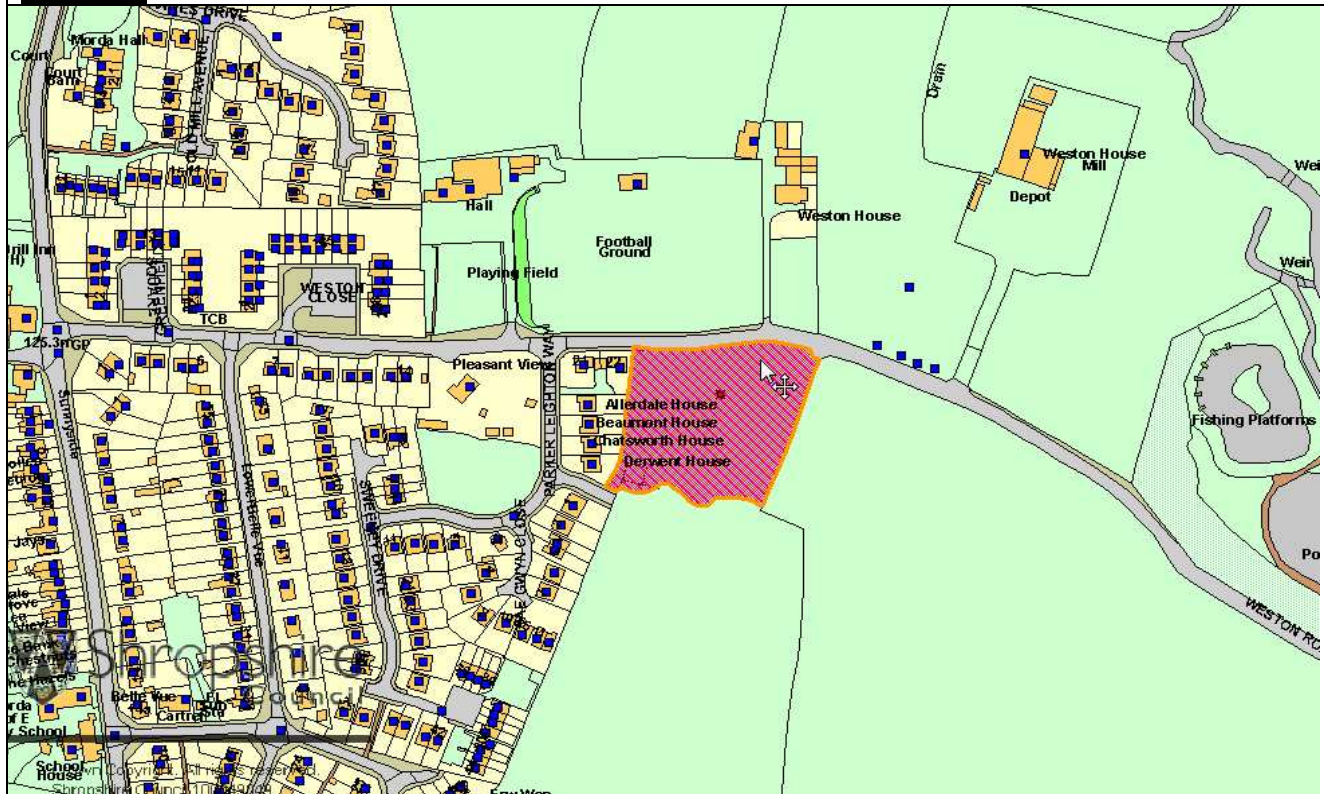
Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 13/04226/OUT	Parish:	Oswestry Rural
Proposal: Outline application with some matters reserved for residential Development and formation of vehicular access (to include access)		
Site Address: Proposed Residential Development To The South Of Weston Road Morda Shropshire		
Applicant: Mr And Mrs H. Hartshorn & Wilfred Jones		
Case Officer: Mark Perry	email: planningdmnw@shropshire.gov.uk	

Grid Ref: 329133 - 327753



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 and the applicant entering into a S106 to secure the provision of affordable housing.

REPORT

1.0 THE PROPOSAL

1.1 The submitted application seeks outline planning for a residential development. The appearance, landscaping, layout and scale are all reserved for later approval. The applicant is seeking approval for the principle of a residential development on the site and the means of access. In support of the application the applicant has provided an indicative layout showing how the site could be developed for 17 detached dwellings.

2.0 SITE LOCATION/DESCRIPTION

2.1 The application site covers an area of 0.67 hectares and is located to the eastern side of Morda. To the west there is a modern housing estate, to the north there is Weston Road and on the opposite there is the football club. To the south and eastern side of the site there are more open fields. On the opposite side of Morda Road and slightly to the north east there is a small housing estate of 21 affordable dwellings which is currently under construction by Severnside Housing Association.

2.2 The edge of the site is separated from the road by a post and rail fence and mature trees. Views into the site are easily achieved from the road, along the eastern boundary there is a hedgerow and the southern boundary is a mix of smaller trees and hedgerows. The boundary between the site and the neighbouring dwellings is a typical 1.8m tall domestic panel fence.

2.2 The entire application site falls outside of Morda's development boundary as defined in the Oswestry Local Plan.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

3.1 The chair of the planning committee considered that the Parish Council raise material planning reasons which should be discussed at planning committee.

4.0 COMMUNITY REPRESENTATIONS

4.1 - Consultee Comments

4.1.2 Parish Council -

The Parish Council object to this outline planning application. There is overdevelopment in Weston Road, Morda with no infrastructure in place. There is [no] room for anymore pupils at Morda Primary School, pavements are needed both sides of Weston Road for residents to be able to walk into the village and there is a serious traffic implication if more houses are built. A roundabout is needed at the crossroads in Morda and Weston Road needs to be widened and traffic lights needed each side of the bridge going out onto Maesbury road.

4.1.3 **Highways** – The highway authority raises **no objection** to the granting of outline

consent subject to conditions.

- 4.1.4 **Drainage** - no objection drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission will to be granted.
- 4.1.5 **Ecology** – no objection subject to conditions and informatives
- 4.1.6 **Affordable Housing** - The contribution will need to accord with the requirements of the SPD Type and Affordability of Housing and will be set at the prevailing percentage target rate at the date of the Reserved Matters.
- 4.1.7 **Education** -
- the numbers at the school are around the physical capacity of the building, and this includes an additional classroom we have recently provided, to help cope with pressure of numbers;
 - in addition, generally, the classroom and other core accommodation is not of suitable size, and quality. Much of it is in demountable (non-permanent) build. Additional pupils from new housing will undoubtedly put increased pressure on this situation;
 - whilst the total site has some capacity for increasing the building stock, the layout is not good and any additional accommodation would have to be very carefully planned;
 - should all of the developments in the Morda catchment area be approved there would be a need for developers to contribute to significant investment at the primary school. At least one additional classroom and some core infrastructure improvements would be required, and one would hope that all developers would, in some way, make a contribution.

4.2 - Public Comments

Representations made from 9 individual addresses commenting on the following issues:

- Impact on village school which is over subscribed
- Extra traffic generated
- Highway Safety
- Loss of privacy
- Impact on local services
- No demand for further properties
- Village is merging with Oswestry
- Traffic disruption during construction

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design of structure
Visual impact and landscaping
Highway Safety
Ecology

Affordable Housing

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 The site is located outside of the Morda development boundary as defined by Proposals Map of the Oswestry Borough Local Plan, which remains in effect; although regard should be had to the NPPF provisions relating to policies for the supply of housing being not up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites. Paragraph 216 of the National Planning Policy Framework explains that weight can be given to relevant policies in emerging plans, with the weight according to the stage of preparation, the extent that there are unresolved objections, and the degree of consistency with the NPPF policies.
- 6.1.2 Morda has not been put forward as either a hub or a cluster and as such the Parish wishes to be considered as countryside for the purposes of SAMDev. In such locations there would typically be a presumption against new residential development. The SAMDev is at the final draft stage but is yet to go through the process of examination in public, as such only limited weight can be awarded to the document at this stage.
- 6.1.3 In September 2013 the Council published an up-dated 5 year housing land supply statement. The statement confirmed that there was only a 4.95 years worth of housing supply land available in Shropshire, this falls below the 5 year requirement set out in paragraph 47 of the NPPF. However, it is also acknowledged that this figure included counting some of the SAMDev preferred option sites and that this figure has not got any better since September 2013, and is likely to have reduced. As such the policies contained in the current adopted Local Plan, which shows the site outside of the development boundary, cannot be considered to be up-to-date.
- 6.1.4 The effect of this is that any adopted planning policy that restricts the location of development is no longer considered relevant and up-to-date. Instead, a significant amount of weight must now be awarded to the NPPF and its presumption in favour of sustainable development, as set out in paragraphs, 7, 8 and 49.
- 6.1.5 Paragraph 14 of the NPPF explains that where relevant policies are out of date, then (unless material considerations indicate otherwise) permission should be granted, unless 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, or specific policies in the Framework indicate development should be restricted. This does not equate to a blanket approval for residential development in locations that would otherwise have conflicted with Local Plan policies. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused.
- 6.1.6 Despite the strong objections from the Parish Council on the grounds that the site is outside of the existing development boundary and because Morda has seen significant amounts of recent development as well as other planning applications that are under consideration, there must still be a presumption in favour of sustainable development as required by the NPPF. Little weight can be awarded to

current policy that is now considered to not be up to date, also only limited weight can be attached to the emerging SAMdev policies.

- 6.1.7 Given the Council's current position regarding 5 year land supply, it is the case that the proposed development would help to address what is a significant shortfall in housing supply. The need to significantly increase the supply of housing is set out in paragraph 47 of the NPPF, as such it is considered that this is a benefit that should be awarded considerable weight.
- 6.1.8 Paragraph 7 of the NPPF explains that there are three dimensions to sustainable development, these are economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should not be sought in isolation, because they are mutually dependant.
- 6.1.9 In economic terms the proposed development will provide employment during the construction process and support suppliers, provide Community Infrastructure Levy contributions, New Homes Bonus and additional community charge receipts; although these benefits would be achieved by any new housing development in any location. The most important economic benefit would be the spending power of new residents who would help to support local services such as the pub and local shop. It is acknowledged that Morda itself has very few job opportunities and as such residents are likely to travel to Oswestry, Shrewsbury or further afield to find employment. As such economic benefits are likely to be felt primarily by both to Morda and Oswestry. As such it is considered that the economic benefits of providing additional housing can be awarded some weight. What is clear is that there would not be any economic harm because of the proposed development.
- 6.1.10 Socially the scheme will provide affordable dwellings and open market housing of which there is a proven need across Shropshire as set out in policy CS11 of the Core Strategy. These would be of clear benefit given the current shortfall in housing supply and helping to meet the present housing need and the need for future generations. More people living in the village would also provide support for local services such as the school and sports/ social clubs. It would also provide infrastructure improvements through the payment of the Community Infrastructure Levy under policy CS9.
- 6.1.11 It is recognised that increasing the number of residences in a settlement without a proportionate increase in the provision of local shops, infrastructure, employment opportunities and other local services risks eroding community cohesion. It is also recognised that Morda is the subject of a number of other planning applications which should they all be approved would result in a significant expansion of the village. Objectors have commented on how this could impact on the wellbeing of existing residents who have chosen to live in Morda because it is a quiet rural settlement.
- 6.1.12 The scheme must be considered on its individual merits and is considered that the scheme of this scale in relation to the overall size of Morda would be a relatively small percentage increase and would not be dis-proportionate to the size of the settlement and the services it currently has. It is considered that the above issue would not outweigh the presumption in favour of sustainable development given the

current housing shortfall.

- 6.1.13 Environmentally there would be an opportunity to improve the visual transition between the countryside and the village. There is recognition that the proposed development is on a parcel of agricultural land that sits outside of the built environment of Morda although it has not been cultivated for a number of years. Building houses on undeveloped parts of the countryside would conflict with the core planning principles, set out in paragraph 17 of the NPPF of conserving and enhancing the natural environment and encouraging the effective use of land by reusing land that has been previously developed. To meet Shropshire's current and future housing need will necessitate the development of agricultural land. As such only very limited weight that can be awarded to the loss of agricultural land in this location.
- 6.1.14 The boundary of the existing housing estate is defined by the visually unforgiving panel fences. The proposed site has existing trees and hedgerows which could be used to provide a more natural and softer transition between the built up part of Morda and the surrounding countryside.
- 6.1.15 Any built development will inevitably have an impact on any site by the replacement of natural land with built development. The character of this part of Weston Lane would change from a predominantly rural feel to a more urban one although it could be argued that to some degree this has already happened as a result of the Severnside development which is even further along Weston Road. It is considered that the harm that the proposed development would cause to the character and appearance of the area would not result in an adverse impact of considerable weight.
- 6.1.16 The site does adjoin the adjacent modern housing estate. It is considered that the proposed development would be a logical addition to the side of the adjacent housing estate and would not appear out of context or disconnected from the main part of the settlement.
- 6.1.17 The village of Morda has been significantly expanded over the years with significant residential development. This is a reflection of the sustainable location where it is closely associated with Oswestry with one of the main roads leading from the village directly into the town centre. The village also has a limited range of its own facilities including a shop, public house, place of worship, sports clubs and a primary school. The nearest secondary school which although located on the outskirts of Oswestry is approximately a 15 minute walk away from the centre of the village with a roadside pavement running all the way. In addition to the facilities in the village there is also a regular bus service for the short journey into Oswestry. The links that the village has to Oswestry and the fact that the settlement does have some facilities of its own should be awarded significant weight.

6.2 **Siting, scale and design of structure**

- 6.2.1 The appearance, landscaping, layout and scale of the site are all reserved for later approval. However the applicant has provided an indicative plan showing that the vehicle accesses could be provided off Weston Lane, this is around 80m away from the access to the east which serves the new Severnside development of 21 dwellings. The scheme includes the provision of a new footpath which would be

provided along the existing highway verge and would involve the removal of an oak tree. The footpath would extend across the entire site frontage and will also provide an alternative access route for pedestrians from the Severnside development.

6.2.2 The applicant has provided an indicative plan for the site which shows how it could be developed for 4 x 2 bed semi-detached houses, 4 x 3 bed semi-detached houses, 2 x 3 bed detached houses, 5 x 4 bed houses and 2 x 2 bed bungalows. The suggested layout also takes into considered the large tree in the south eastern corner and the provision of a small area of public open space at the centre. All of the dwellings would have sufficient private garden space and off street parking and adequate separation to neighbouring dwellings. It is considered that the applicant has adequately demonstrated that the site is capable of accommodating the erection 17 dwellings without causing significant harm.

6.3 **Visual impact and landscaping**

6.3.1 The existing site is contained by the existing hedgerows and trees causing views into the site to be restricted other than when viewed from Weston Lane where there are clear views into the site. The applicant has shown on the indicative plans that the proposed development would continue the line of the existing semi-detached dwellings that face onto Weston Road. The development of the site would enable a number of properties to front directly onto the road creating an attractive street scene. The existing built development provides a harsh and unsympathetic edge to the village consisting of varied un-sympathetic panel fences. The new development will provide an opportunity to provide a softer edge allowing the transition between urban and rural using an appropriate layout and landscaping but at the same time there is limited harm caused by the loss of an open green field.

6.3.3 As this is only outline permission the layout, scale and form of the development would be subject to reserved matters approval. However, it is considered that the site could be developed without there being any detrimental impact on the character and appearance of the area and an opportunity to improve the appearance of the village when viewed from the surrounding landscape. It is considered that the harm caused to the character of the village and the site is only awarded limited weight in the planning balance.

6.5 **Education**

6.5.1 Concerns expressed by the Parish Council and objectors highlight the fact that the existing school is at capacity and this has been confirmed by colleagues in the Learning and Skills Team. It is acknowledged that the existing school is not ideal in terms of the types of accommodation on the site and the ability to accommodate extra pupils. Morda has been the subject of and is still the subject of a number of planning application for housing which potentially could put pressure on the school. All of the developments (with the exception of the affordable housing scheme by Severnside) would be required to make payments through the Community Infrastructure Levy (CIL), in Morda this equates to payments of £80 per square metre for the open market dwellings. As this is an outline application neither the number of dwellings or their sizes are known meaning that the amount of contribution cannot be calculated at this stage, although it is likely to be a significant CIL contribution given the size of the site and the likely number of dwellings that it could accommodate.

6.5.2 The Council's Learning and Skills section has been consulted on the application and they have confirmed that Morda Primary School is full and is forecast to remain so even without any further dwellings being constructed within its catchment. They have calculated that a development of 17 dwellings would generate 3 new pupils to the school and the cost of providing those primary school places is £35,707.

6.5.3 It has been shown that the primary school is at capacity. For further residential development in the village to be acceptable (among other planning considerations) there would be a need to create additional school places. Currently the Oswestry and Surrounding Area Place Plan does not list improvements to Morda Primary School to increase pupil places as a priority, although the Learning and Skills Team is currently updating its priorities for the Place Plans. To make the proposed housing scheme acceptable and to mitigate the effects of the development in terms of school places, additional education funding is required. This extra funding would need to be identified as a priority infrastructure requirement in the Place Plan and CIL proceeds allocated for that purpose. If planning permission is granted for the development on the basis that it is necessary for the additional education funding to be provided, then this item and the associated financial contribution will be fed into the annual review of the Place Plan as a result of being identified through the development management process, and funding allocated accordingly. This approach was agreed by the Portfolio Holder's decision in the report dated 14th February 2014 (see Section 4 Governance arrangements for projects not included on the CIL List).

6.5.4 It is considered that without the necessary improvements being made to the school to accommodate the any extra pupils there would, with regards to education, be inadequate infrastructure to support the proposed development. Whilst a number of objectors refer to the school not being able to accommodate extra pupils it is considered that this would not weigh negatively in the planning balance as the effects of the development can be mitigated by achieving funding through CIL.

6.6 **Impact on Neighbours**

6.6.1 The introduction of a small self contained housing estate that sits adjacent to an existing modern housing estate will inevitably impact upon the views that residents currently have which are unobstructed. However, there is no right to a view and this would not be a material planning consideration. The applicant has shown that the site could be developed whilst providing a minimum of a 21 metre gap between facing windows. As such it is considered that subject to an appropriate layout and scale of the dwellings which will be provided at the reserved matters stage the site would not have a detrimental impact upon the privacy of neighbours or result in any detrimental loss of light.

6.6.2 A full assessment of the development and its impact on the amenities of neighbouring occupiers can only be given when the reserved matters application is submitted. At this stage it is considered that it is possible to develop the site without there being any harm detrimental to the amenities of neighbouring occupiers.

6.7 **Highway Safety**

6.7.1 The proposed development will involve the creation of a new access in order to provide the necessary visibility a clear area of land will need to be provided in an easterly direction behind the slight curve in the road. This will also necessitate the

removal of an oak tree to remove obstructions from the splay. The proposal will inevitably increase the number of movements along Weston Road in both directions. It is considered that the likely frequency of movements from the 17 dwellings would not cause any issues with regards to highway safety in the area. The Council's Highways Officer has considered the proposal and is satisfied with the proposed access arrangements and does not raise any objection subject to appropriate planning conditions being imposed.

6.7.2 The scheme also includes the creation of a footpath which will provide access from the front of the proposed housing development and would link into the existing footpath which forms part of the adjacent modern housing estate. The provision of this footpath would be required by a planning condition and would ensure that residents are safely able to walk into the village.

6.8 **Affordable Housing**

6.8.1 In accordance with the adopted Core Strategy all new open market development must make a contribution towards the provision of affordable housing, unless there are other material planning considerations. The number of dwellings is not fixed for this site as it is only an outline planning application. Therefore a S106 will secure either on site or financial contributions towards the provision of affordable housing in accordance with the Shropshire Viability Index as set out in the adopted SPD.

6.9 **Open Space Provision**

6.9.1 In accordance with Council's Open Space Interim Planning Guidance (IPG) sites of less than 20 dwellings will not be required to provide recreational open spaces although other forms of open space will be expected. In this instance the applicant has indicatively shown that a central public open space could be provided. The exact details will need to be provided as part of the overall design which would form part of any subsequent reserved matters application. Contributions towards off-site recreational; provision would be made through Community Infrastructure Levy (CIL) contributions.

6.10 **Ecology**

6.10.1 In order to provide the visibility splay an oak tree located within the highway verge will need to be felled. The tree is in poor condition and parts of the tree have previously fallen into the road. The tree is not protected by a tree preservation order and could therefore be felled without requiring any consent. In support of the application the applicant has provided a Phase 1 Environmental Survey. The report has identified the oak tree as having crevices which provide scope for bats to roost although surveys carried out have found no bats. The ecology report did not identify any protected species on the site. The Council's Ecologist has considered the application and associated reports and has not raised any objection to the scheme subject to appropriate conditions.

7.0 **CONCLUSION**

7.1 The site is located outside of the current Morda development boundary and is therefore classed as a departure from the development plan. However, as it has been demonstrated that the Council does not have 5 years worth of housing land as required by the NPPF significant weight must be awarded to paragraphs 7 and 8 of the NPPF where is a presumption in favour of sustainable development. It is considered that the benefits of the scheme of providing much needed housing in a

sustainable location outweigh any harm that will arise from the proposal being located just outside of the existing development boundary.

- 7.2 The proposal will be of significant benefit in terms of boosting the local housing supply including the provision of affordable housing. Accordingly, it is considered that the proposal complies with existing CS6 and CS11 of the Core Strategy and the requirements of the National Planning Policy Framework.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee

members' minds under section 70(2) of the Town and Country Planning Act 1970.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10.0 BACKGROUND

10.1 Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework

Core Strategy and Saved Policies:
CS3 - The Market Towns and Other Key Centres
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS9 - Infrastructure Contributions
CS11 - Type and Affordability of housing
CS17 - Environmental Networks
CS18 - Sustainable Water Management

11.0 ADDITIONAL INFORMATION

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Cllr M. Price
Local Member Cllr Joyce Barrow
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 2(1) of the Town and Country Planning (Development Management Procedure) Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

- The number of units
- The means of enclosure of the site
- The levels of the site
- The drainage of the site
- The finished floor levels

Reason: To ensure the development is of an appropriate standard.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. No development shall take place until details of the design and construction of any new roads, footways, accesses together with the disposal of surface water shall be submitted to, and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby approved is commenced or the building(s) occupied.

Reason: To ensure an adequate standard of highway and access for the proposed development.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for
 - public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

7. Prior to the first occupation of the dwellings details of 4 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to the occupation of the dwelling/ building.

Reason: To ensure the provision of nesting opportunities for wild birds

8. Prior to the first occupation of any of the dwellings hereby approved the kerbed pedestrian footway shown on the approved drawing P-01 rev C shall be fully implemented along the western site road frontage between the new estate road junction and the existing facility in a westerly direction along Weston Road.

Reason: To provide pedestrians with a satisfactory approach to the site.

9. Prior to the first occupation of any of the dwellings hereby approved the junction of the estate road with the adjoining highway shall be laid out in accordance with the approved plan P-01 Rev C and constructed in accordance with the Local Planning Authority's specification for the time being in force for residential and industrial estate roads. Visibility splays shall be provided at the new estate road junction at a point measured 2.4 metres back from the adjoining carriageway edge along the centreline of the new access extending 70.0 metres in both directions from the access along the highway. All growths and structures in front of these lines shall be thereafter lowered to and maintained at carriageway level.

Reason: To ensure the formation of a satisfactory estate road junction to serve as a means of access to the development and to provide a measure of visibility from the new estate road junction in both directions along the highway in the interests of highway safety.