Plot 50 will change from a double garage house type to a single garage house type. The purpose being is so that when the phase 3 application H09-0188-21 receives approval, that will include for the building of plot 102 (located between plots 50 & 51). In the meantime that area of land reserved for plot 102 will be shown as soft landscape screening on the section 73 application.

Because there is already adequate soft landscape screening behind plots 18, 17, 16, 15 & 53, it is considered that the same amount of soft landscape screening should, therefore, be adequate behind plots 51 & 52. This has the added benefit of plots 51 & 52 having a larger rear garden.

In order for future access into plot 102 (of the 104 dwelling scheme submitted under H09-0188-21) which will be located between plots 50 & 51, the adoptable highway has been extended by a small amount in order for the dwellings to have access from an adoptable highway.

There is no effect on refuse collection because all of the plots 50, 51, 52 have normal kerbside collection (plot 102 shown on application H09-0188-21 will also have access directly off the adoptable highway). So no refuse collection points are necessary for this part of the site.

The purpose of the s.73 application is to enable the applicant to be able to build plots 50, 51 & 52 while planning application H09-0188-21 is under consideration.