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Report to Inform a Habitats Regulations Assessment – Nutrient Input

Land to the South-East of the Whins, Stillington

Origin Planning Services Ltd.

December 2023

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1. Introduction

1.1 OS Ecology Ltd were commissioned by Origin Planning Ltd. in October 2023 to provide a Report to Inform a Habitat Regulations Assessment (HRA) in relation to nutrient input for the proposed development south east of the Whins, Stillington.

Site Location

1.1 The site comprises a small area of land at an approximate central grid reference of NZ 353 233. The site location is illustrated within figure 1 in the appendices.

Site Description

1.2 The site is approximately 0.065ha in size and comprises an area of land where there is an existing dwelling and garden.

Objectives of the Study

1.3 The objectives of this report are to:

- To assess the likely net amount of nitrogen created by the proposed land use change and to assess whether the development has any likely significant effects on nearby designated sites.
- To provide a report to inform a Habitat Regulations Assessment for the proposed scheme to satisfy the requirements of the competent authority.

Development Proposals

1.4 The proposals comprise the development of the site with a new agricultural workers dwelling.

Reasoning for Report

1.5 The site is found within an identified Impact Risk Zone (IRZ) for the "Natura 2000 sites" or "European sites" at the coast as identified by Natural England within the Magic.gov.uk website¹. The sites are the Teesmouth and Cleveland Coast SPA and Ramsar Site as well as the associated Sites of Special Scientific Interest.

1.6 SPAs are classified in accordance with European Council Directive 2009/147/EC on the conservation of wild birds, known as the "Birds Directive" to protect rare and vulnerable birds and are designated under the Conservation of Habitats and Species Regulations 2017².

¹ Magic.gov.uk accessed November 2023

² <http://archive.jncc.gov.uk/default.aspx?page=1379>

- 1.7 SACs are defined under the European Council Directive 92/43/EEC, known as the "Habitats Directive" to conserve the habitats and species listed in Annex I and II of the directive.
- 1.8 Both SPAs and SACs are designated under the Conservation of Habitats and Species Regulations³.
- 1.9 Under the "Habitat Regulations", competent authorities have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive.
- 1.10 As such, there is the requirement for the "competent authority" to undertake a Habitat Regulations Assessment (HRA) on any plan or project not directly connected with or necessary to the management of an SPA or Special Area of Conservation (SAC), but which may have a "significant effect" whether on its own or in combination with other plans or projects on the integrity of the site or its conservation objectives.
- 1.11 The scope of this report is limited to the potential effects of the development through an increase in nitrogen. This report does not cover impacts from any increased recreational use of the coastline.
- 1.12 Details of the legislation can be found within the appendices.

³ <http://archive.jncc.gov.uk/default.aspx?page=1379>

2. HRA Screening

Article 6⁴ - Managing and protecting Natura 2000 sites⁵

- 2.1 Article 6 is a key article in the Habitats Directive as it defines how Natura 2000 sites are managed and protected within the European Union (EU).
- 2.2 Paragraphs 6(1) and 6(2) require that Member States of the EU:
- *Take appropriate conservation measures to maintain and restore the habitats and species for which the site has been designated to a favourable conservation status;*
 - *Avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types.*
- 2.3 Paragraphs 6(3) and 6(4) provide the protocol for competent authorities to follow when new developments that might affect a Natura 2000 site are brought forward. As such:
- *Any plan or project **likely to have a significant effect** on a Natura 2000, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site. The competent authorities can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned.*
 - *In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be justified for imperative reasons of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected.*

Likely Significant effects⁶

- 2.4 Identifying likely significant effects highlights whether any plan or project or part thereof may impact a Natura 2000 site.
- 2.5 Likely significant effects can be ruled out if the plan or project or part thereof clearly has no ecological connectivity to the site's qualifying interests or obviously will not undermine the conservation objectives for the qualifying interests to which it has a connection.

⁴ https://ec.europa.eu/environment/nature/natura2000/management/guidance_en.htm

⁵ A network of "European protected sites" - Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

⁶ <https://www.nature.scot/professional-advice/planning-and-development/environmental-assessment/habitats-regulations-appraisal-hra/habitats-regulations-appraisal-hra-likely>

2.6 Unless a significant effect can be objectively ruled out with certainty, it is considered likely.

Role of the Competent Authority

2.7 As stated in Article 6(3) of the Regulations should a competent authority determine that a plan or project or part thereof have a significant effect on a Natura 2000 site it must undertake an "appropriate assessment".

2.8 In completing their appropriate assessment, they will undertake the following:

- Define the proposal, the qualifying features/species of the Natura 2000 site and identify potential effects associated with the plan or project or part thereof.
- Identify whether the project or plan is directly connected with, or necessary to, site management for conservation.
- Identify whether the proposal is likely to have a significant effect on the Natura site either individually or in combination with other plans or projects;
- If it is determined that it will have an effect on the site, they must undertake an appropriate assessment against the site's conservation objectives.

Habitat Regulations Assessment (HRA) Process

2.9 HRA is a step-by-step process that determines likely significant effects and assesses impacts on the integrity of Natura 2000 Sites.

2.10 There are four stages in the HRA Process and participant responsibilities:

Stage 1 - Screening

2.11 If the plan/project or part thereof is directly connected to the management of the Natura 2000 site.

2.12 Identify whether the plan/project or part thereof will have a likely significant effect on any Natura 2000 site within the identified zone of Influence, either on its own or in combination with others.

2.13 The plan or project may proceed if no likely significant effects are identified.

2.14 Should significant effects be identified an Appropriate Assessment must be completed by the competent authority.

Stage 2 - Appropriate Assessment

2.15 The competent authority will complete the Appropriate Assessment, though it is the responsibility of the applicant or proposer of a plan or project to provide sufficient information to enable the assessment to be completed.

2.16 Appropriate Assessment will utilise all evidence/information available to determine the identified effects and to consider them against the conservation objectives of the Natura

site. This will include any in-built avoidance or mitigation measures which form part of the development such as the layout, timing of works and methods.

- 2.17 Information/evidence will normally be provided to the competent authority in the form of a "shadow Habitat Regulations Assessment" or "Report to Inform Appropriate Assessment" and will include any surveys deemed to be required.
- 2.18 The competent authority will consult with the appropriate statutory body (i.e. Natural England/Scottish Natural Heritage).
- 2.19 If it can be concluded that there will be no adverse effects, then the process can finish and the plan or project can be permitted.

Stage 3 - Avoidance and Mitigation

- 2.20 Following appropriate assessment, should likely significant effects still be identified even with any built-in mitigation or avoidance measures, further avoidance and mitigation measures should be considered.
- 2.21 Mitigation measures must be proven to be deliverable, and any residual effects identified and assessed in combination with other schemes (cumulative assessment).
- 2.22 Should adverse effects remain the plan/project or part thereof should be redesigned until effects do not exist.

Stage 4 - Absence of alternatives, IROPI and compensation

- 2.23 Following stage three, if adverse effects remain, the following sequential tests must be met to enable the scheme to proceed:
- There must be no feasible alternative solutions to the proposal which are less damaging to the affected European site(s);
 - There must be 'imperative reasons of overriding public interest' (IROPI) for the plan or project to proceed; and
 - All necessary compensatory measures must be secured to ensure that the overall coherence of the network of European sites is protected.

3. Information to inform an Appropriate Assessment

Proposal

- 3.1 The site is proposed for the change of use from an area where there is an existing caravan with associated garden area.
- 3.2 A figure illustrating the proposed layout can be found within the appendices.

Natura 2000 Sites within the Zone of Influence

- 3.3 The Zone of Influence of the development has been based on the distances issued by Natural England on the MAGIC website⁷. This indicates that the following Natura 2000 sites lies within the Zone of Influence (ZOI):
 - Teesmouth and Cleveland Coast Ramsar Site
 - Teesmouth and Cleveland Special Protection Area
- 3.4 The locations of the sites and information on both can be found within the Appendices.

Potential Identified Pathways for Impact

- 3.5 As a reference point, the North Tyneside Council Local Plan Habitat Regulations Assessment⁸ identified a comprehensive list of pathways that may affect Natura 2000 sites and these are highlighted within the following table. Although the site is found within a different authority area, the list is considered to still apply, with toxic and non-toxic contamination being the key potential issues which are discussed within this report.

⁷ www.magic.gov.uk (Accessed November 2023)

Table 1: Sources and Pathways of Impact⁸		
Categories of potential impacts on European Sites	Potential Pathways	Examples of activities responsible for the potential impacts
Physical damage	<ul style="list-style-type: none"> • Sedimentation / silting • Prevention of natural processes • Habitat degradation • Erosion • Trampling • Fragmentation • Severance / barrier effect • Edge effects • Fire 	<ul style="list-style-type: none"> • Dredging • Watercourse maintenance (including de-culverting) • Recreation (e.g. motor cycling, cycling, walking, horse riding, water sports, caving) • Development (e.g. infrastructure, tourism, adjacent housing etc.) • Vandalism • Arson • Cessation of or inappropriate management for nature conservation
Non-physical disturbance	<ul style="list-style-type: none"> • Noise • Vibration • Visual presence • Human presence • Light pollution 	<ul style="list-style-type: none"> • Construction (e.g. flood defence infrastructure housing, industrial) • Watercourse maintenance (including de-culverting) • Recreation (e.g. dog walking, water sports) • Industrial activity • Vehicular traffic • Artificial lighting (e.g. street lighting)
Toxic contamination	<ul style="list-style-type: none"> • Water pollution • Soil contamination • Air pollution 	<ul style="list-style-type: none"> • Increased discharge (e.g. drainage, runoff) • Navigation Oil / chemical spills • Vehicular traffic • Industrial waste / emissions
Non-toxic contamination	<ul style="list-style-type: none"> • Nutrient enrichment (e.g. of soils and water) • Algal blooms • Changes in salinity • Changes in thermal regime • Changes in turbidity • Air pollution (dust) 	<ul style="list-style-type: none"> • Sewage discharge • Water abstraction • Industrial activity • Construction
Biological disturbance	<ul style="list-style-type: none"> • Direct mortality • Out-competition by non-native species • Selective extraction of species • Introduction of disease • Rapid population fluctuations • Natural succession 	<ul style="list-style-type: none"> • Development (e.g. housing areas with domestic and public gardens) • Introduction of non-native species (e.g. from planting riverbanks) • Fishing • Changes in land use and management (e.g. grazing regimes, access controls, cutting / clearing)

⁸ Capita (2017) North Tyneside Council Local Plan Habitat Regulations Assessment - Appropriate Assessment March 2017

4. Nutrient Neutrality Calculation

Baseline Nitrogen Levels – Land Use

- 4.1 Based on the advice provided by Natural England in their guidance document⁹, the baseline extent of nitrogen production from the assumed pre-development land use on site is calculated based on the information detailed below:

Catchment	Tees Lower and Estuary
Soil Drainage Type	Impeded Drainage
Annual Average Rainfall	625.1 - 650
Within Nitrogen Vulnerable Zone	Yes

- 4.2 The land use types on site prior to development comprise the following:

Existing Land Use type	Area (ha)	Annual Nitrogen Nutrient Export (kg/TN)
Residential urban land	0.07	0.77
Total:	0.07	0.77

Post Development Nitrogen Levels – Land Use

- 4.3 The land use following development comprises the following:

Proposed Land Use type	Area	Annual Nitrogen Nutrient Export (kg/TN)
Residential urban land	0.07	0.77
Total:	0.07	0.77

Post development nitrogen levels - Operation

- 4.4 The baseline inputs in relation to the development are provided in a separate document but reproduced here:

Date of First Occupancy	01/06/2024
Average Occupancy Rate	1.38 persons per unit
Water Usage	120 litres per person per day
Development Proposals	1 dwelling
Wastewater Treatment Works	Package Treatment Plant
Wastewater Treatment Works Nitrogen Permit (mg TN/litre)	7.9

- 4.5 As a result of the above information, the Stage 1 Nutrient Loading based on the current proposals will be:

⁹ Nutrient Neutrality Budget Calculator: a tool for assessing the nutrient loading to a Habitats Site – Teesmouth and Cleveland Coast SPA/Ramsar; 2022; Natural England and Ricardo

Additional Population	1.38 people
Wastewater created by the development	165.6 litres/day
Annual wastewater Total Nitrogen Loading	0.48 kg TN/yr

Calculations

- 4.6 Prior to development having taken place, the total nitrogen exported from the land due to the nature of the land use is calculated to be 0.18 kg/TN/yr. As the proposals comprise no significant changes in land use as the site is already used for siting a caravan, the nitrogen exported from the land as a result of the development is not anticipated to change.
- 4.7 The increase in local population and wastewater as a result of the change of use of the site is predicted to add an additional 0.48 kg/TN/yr to the catchment. Including the precautionary buffer this amounts to a total annual nitrogen load of 0.57kg to mitigate for.

5. Identification of pathways for adverse impacts (Screening)

- 5.1 This report has been provided to assist the competent authority to identify the potential pathways that may impact the integrity of the Natura 2000 sites identified within the ZOI.
- 5.2 As identified in paragraph 2.1, it is necessary to determine whether the plan or project is required for the management of the Natura site(s).
- 5.3 In this instance, the proposed residential housing on site is not integral to the management of the Teesmouth and Cleveland Coast sites, as such this scheme cannot be initially screened out from having any likely significant effects.
- 5.4 The following table therefore identifies the potential pathways associated with the scheme (limited to those associated with a change in nitrogen levels) and the potential effects it may have on the Natura 2000 sites:

Table 2: Pathways for adverse effects on the Teesmouth and Cleveland Coast SPA Specifically Related to Nutrient input				
Identified Impact Categories¹⁰	Identified Pathways relevant to the scheme¹¹	Impact	Likely Significant Effect	Appropriate Assessment Required
Construction Phase				
Toxic contamination	Water pollution	Due to the distance between the designated sites and the development area, no effects from water or air pollution are predicted during construction.		No
	Air pollution			
Non-toxic contamination	Nutrient enrichment (e.g. of soils and water)	Due to the distance between the designated sites and the development area, no effects from non-toxic contamination are predicted during construction.		No
	Algal blooms			
	Changes in salinity			
	Changes in thermal regime			
	Changes in turbidity			
	Air pollution (dust)			

Operational Phase				
Toxic contamination	Water pollution	Due to the nature of the proposals and SPA habitats, damage to the Natura 2000 site resulting from toxic contamination of the site is not anticipated.		No
	Soil contamination			
	Air pollution			
Non-toxic contamination	Nutrient enrichment (e.g. of soils and water)	In the absence of mitigation the increased population and change in land use is predicted to result in increased nutrient loading within the catchment.	Yes, in the absence of mitigation.	Yes
	Algal blooms			
	Changes in salinity			
	Changes in thermal regime			
	Changes in turbidity			
	Air pollution (dust)			

¹⁰ As identified in table 1

¹¹ Capita (2017) North Tyneside Council Local Plan Habitat Regulations Assessment - Appropriate Assessment March 2017

6. Detail to inform the Appropriate Assessment

- 6.1 This section will address the "Impact Categories", identified in section 4 that were considered to have the potential to have a likely significant effect on the integrity of the Natura 2000 sites.
- 6.2 Potential recreational impacts on the SPA are not covered by this report as these fall outside of the scope of the document.

Direct or Construction Impacts

- 6.3 It is considered that due to the distance to the SPA (>400m) and the nature of the scheme, direct impacts resulting in likely significant effects resulting from nitrogen nitrification can be "screened out".

Operational Impacts

Non-Toxic Contamination

- 6.4 As the site lies within the Tees Catchment, it has been identified that an increase in residential dwellings within this area could lead to likely significant effects on the integrity of the Natura 2000 site, through potentially adverse impacts associated with increased nutrient loading on the SPA habitats.
- 6.5 A Nutrient Neutrality calculation has been completed which predicts the increase in the residential population and change in land use will result in an increase of 0.48 kg/TN/yr in the annual nitrogen load, which equates to 0.57 kg/TN/yr to mitigate for in the Teesmouth Nitrogen Budget Calculator.
- 6.6 The conversion of, for example, approximately 0.1ha of 'lowland' to greenspace could mitigate for this increase in the nitrogen load. Alternatively, the client could apply to purchase credits through Natural England's Nutrient Mitigation Scheme.
- 6.7 Phosphate pollution is not considered to be a source of likely significant effects on the SPA and Ramsar site and as such is not considered as part of the assessment.

7. Conclusions

- 7.1 No "direct impacts" on the Natura 2000 Sites are predicted as a result of the development.
- 7.2 The proposed development site is found within the Impact Risk Zone for designated sites along the Teesmouth and Cleveland Coast, identified by Natural England. A change in nutrient loading has been identified as an impact pathway that may give rise to likely significant effects on the designated sites. Assessment of potential recreational impacts from an increase in local residents falls outside of the scope of this report.
- 7.3 Non-toxic contamination, in the form of nutrient loading through an increase in wastewater discharge as a result of the additional dwelling, could impact on the Teesmouth and Cleveland SPA. An increase in the nitrogen load of 0.48 kg/TN/yr is predicted and as such mitigation to comprise the off-setting of 0.57 kg/TN/yr is required to address the potential impacts on the SPA.
- 7.4 Provided the increase in the nutrient load is fully compensated through either the Natural England Nutrient Mitigation Scheme or through the acquisition and conversion of land use in the catchment, no impacts on the SPA are anticipated as a result of non-toxic contamination.

Appendix 1 – Legislation

Natura 2000 Network¹²

Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive.

The Birds Directive¹³

The Birds Directive aims to protect all the 500 wild bird species naturally occurring in the European Union and was introduced with the aim of meeting favourable conservation status of all wild bird species.

Numerous issues, particularly habitat loss, impact wild birds and as such the Member States adopted the Directive (79/409/EEC) in 1979. Amended in 2009, it became the Directive 2009/147/EC.

The Directive particularly emphasises the protection of habitats for endangered and migratory species and with this in mind creates a network of Special Protection Areas (SPAs). SPAs are included in the Natura 2000 network, set up under the Habitats Directive 92/43/EEC.

SPAs are designated to protect the 194 "Annex 1" species and sub-species that particularly threatened.

The Habitats Directive¹⁴

The "Habitats Directive" aims to enable the conservation of a broad range of threatened or declining animal and plant species. In addition, a range of habitats are protected in their own right.

The Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, adopted in 1992 aims to promote the maintenance of biodiversity and establishes the EU wide Natura 2000 ecological network of protected areas.

Over 1.000 animal and plant species, in addition to 200 habitat types, are listed in the directive's annexes:

- Annex II species: core areas of their habitat are designated and included in the Natura 2000 network. These sites must be managed in accordance with the ecological needs of the species.
- Annex IV species (including many annex II species): a strict protection regime must be applied across their entire natural range within the EU, both within and outside Natura 2000 sites.

¹² https://ec.europa.eu/environment/nature/natura2000/index_en.htm

¹³ https://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm

¹⁴ https://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

- Annex V species: Member States must ensure that their exploitation and taking in the wild is compatible with maintaining them in a favourable conservation status.

The Habitats Directive is transposed into national law by the following:

- Conservation of Habitats and Species Regulations 2017 (as amended) (England and Wales).
- Both the Habitats Regulations 2010 (in relation to reserved matters) and the Conservation (Natural Habitats &c.) Regulations 1994 (Scotland)

The Conservation of Habitats and Species Regulations 2017 (as amended)¹⁵

The “habitat regulations” consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales.

The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

¹⁵ <http://archive.jncc.gov.uk/default.aspx?page=1379>

Appendix 2 – Designated Sites in Relation to the Assessment

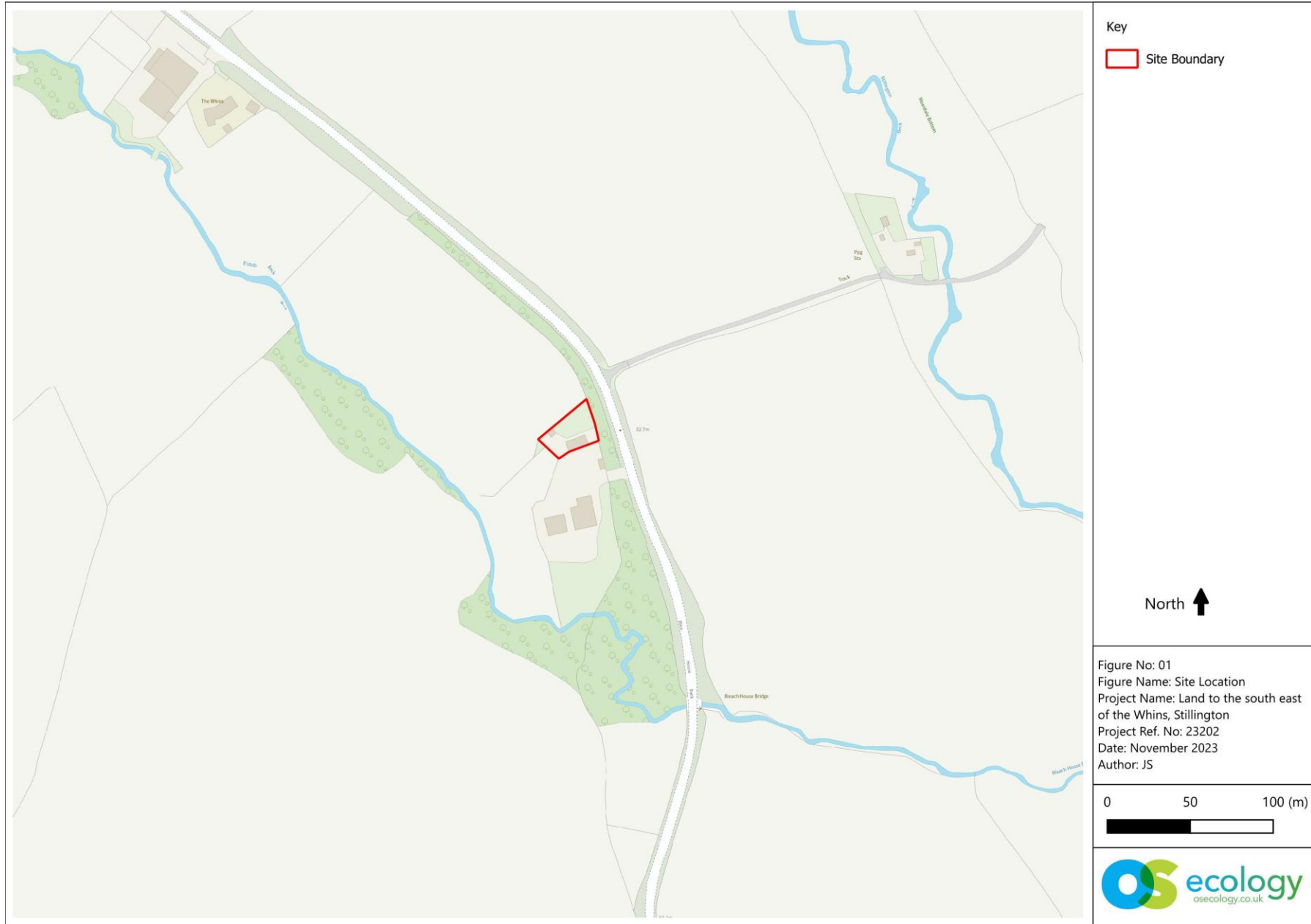
Teesmouth and Cleveland Coast Special Protection Area¹⁶	
Site Identification:	UK9006061
Qualifying Species	Breeding
	Little Tern (<i>Sterna albifrons</i>) - 4.3% of the GB population in 2016 ¹
	Common Tern (<i>Sterna hirundo</i>) - 4.0% of the GB population in 2014 ¹
	Pied Avocet (<i>Recurvirostra avosetta</i>) - 1.2% of the GB population in 2016 ¹
	Wintering
	Ruff (<i>Calidris pugnax</i>) - 2.4% of the GB population in 2016 ¹
	Sandwich Tern (<i>Thalasseus sandvicensis</i>) - 4.3% of the GB population in 1992 ¹
	Redshank (<i>Tringa totanus</i>) 1.1% of the biogeographic population in 1991 ¹
	Red knot (<i>Calidris canutus</i>) 1.6% of the biogeographic population in 1996 ¹
	Assemblage
26014 waterfowl (mean count 2011-2016) ¹	
¹ Data from: Teesmouth and Cleveland Coast SPA citation	
Classification date:	August 1995, updated March 2000
Designated Area	12,210.62ha
Description (from the Teesmouth and Cleveland Coast SPA citation; Natural England 2020)	The extended SPA terrestrial boundary protects habitats for breeding and non-breeding waterbirds including intertidal, wet grassland, mudflats and open water habitats. The SPA includes most of the Teesmouth and Cleveland Coast SSSI. The boundary of the SPA also covers an area of open sea from Castle Eden Dene Mouth in the north to Marske-by-the-Sea in the south and includes the River Tees and associated docks, harbours etc. as far upriver as the Tees Barrage. The seaward boundary includes waters out to around 3.5km from Crimdon Dene to include the areas of greatest importance to the little tern at that colony and out to around 6km offshore further south to include the areas of greatest importance to the common tern at the Saltholme colony.
Conservation Objectives	<p>The site's conservation objectives apply to the site and the individual species and/or assemblage of species for which the site has been classified (the "Qualifying features" listed above).</p> <p>The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> • the extent and distribution of the habitats of the qualifying features • the structure and function of the habitats of the qualifying features • the supporting processes on which the habitats of the qualifying features rely • the populations of each of the qualifying features • the distribution of qualifying features within the site

Additional Sites	
Ramsar Site	
Teesmouth and Cleveland Coast¹⁷	The Teesmouth and Cleveland Coast Ramsar site comprises large areas of the SPA however it comprises only the terrestrial portions of the site rather than the marine element.

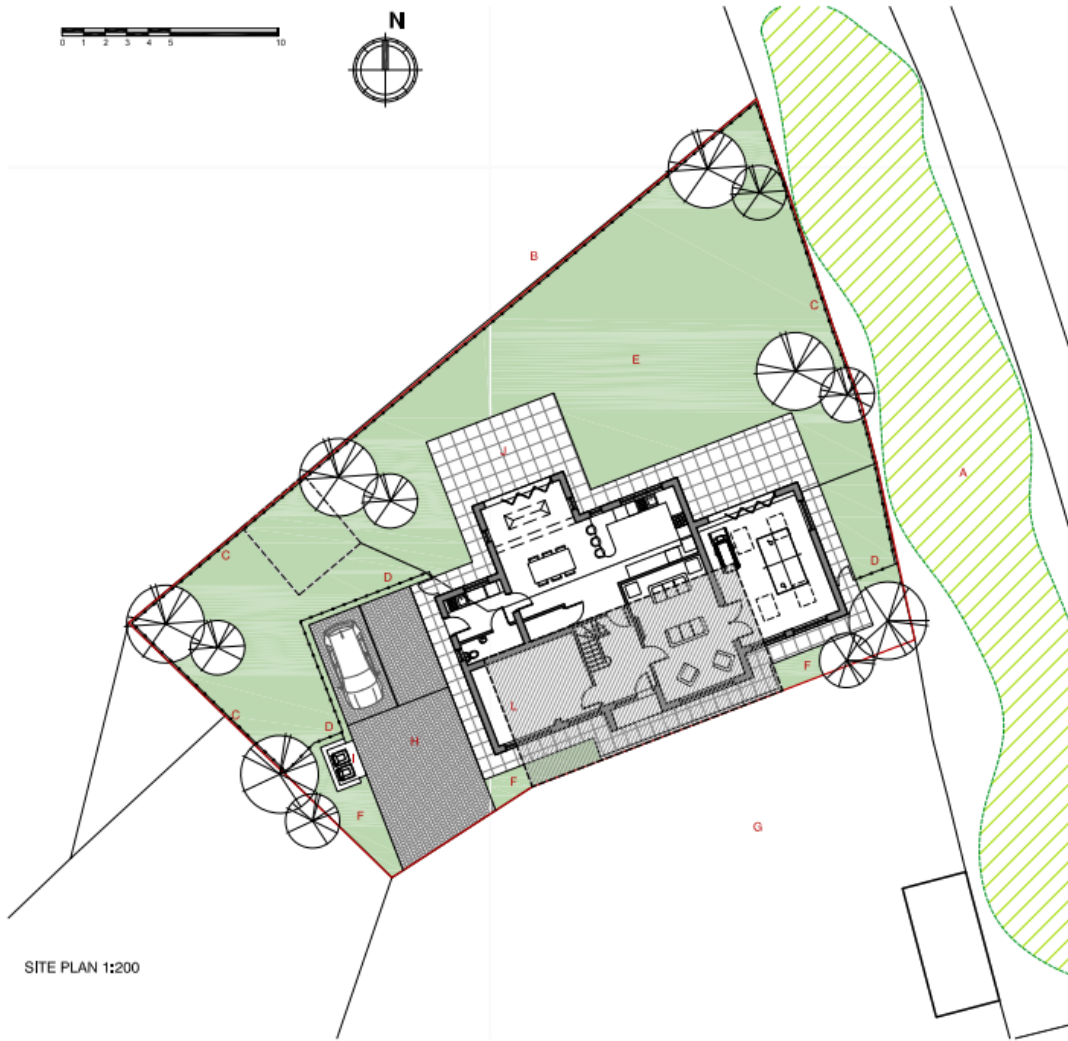
¹⁶<https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9006131&SiteName=northumbria&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>

¹⁷ <http://jncc.defra.gov.uk/pdf/RIS/UK11049.pdf> (Accessed April 2020)

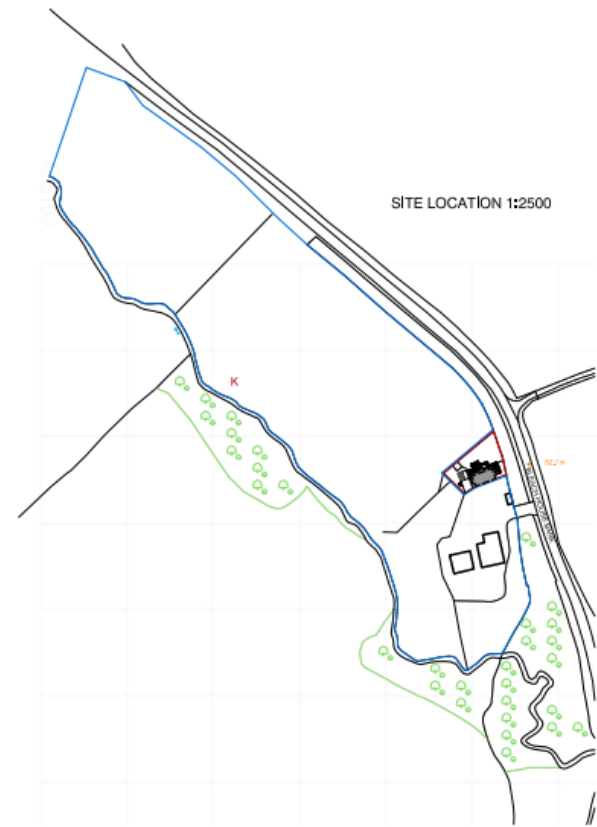
Appendix 3 – Figures







SITE PLAN 1:200



SITE LOCATION 1:2500

SITE PLAN NARRATIVE

- A. EXISTING HEDGES AND TREES OUTSIDE OF APPLICATION BOUNDARY
- B. APPLICATION SITE AREA - 2.08 HECTARES / 0.182 ACRES
- C. PROPOSED 1.5M CLOSE BOARDED FENCE TO REAR BOUNDARY
- D. PROPOSED 1.5M CLOSE BOARDED FENCE TO FRONT AND SIDE BOUNDARIES AND SH STORE
- E. GRASSSED GARDEN AREA
- F. SHRUB AND TREE PLANTING TO NEW GARDEN
- G. EXISTING GRAVEL DRIVE TO YARD AREA
- H. BLOCK PAVING TO DRIVEWAY + 4 CAR SPACES
- L. SH STORE
- J. PAVING TO BUILDING PERIMETER
- K. BLUE OVERSEED LINE
- L. EXISTING DWELLING DEMOLISHED

PLANNING

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DATE	DESCRIPTION

A3

LAND SOUTH EAST THE WHINS- STILLINGTON



CLIENT: CHERRY PLANNING CONSULTANTS
PROJECT TITLE: WORKING HOLDINGS LAND S/E OF THE WHINS, STILLINGTON
DRAWING TITLE: PROPOSED SITE PLAN

PROJECT NO.: VAG2312
DRAWING NO.: SH08
REV: 00/00

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