

them. A similar situation to the final scheme on the previous application on the Top Pub site.

7 CONCLUSION

7.1 In conclusion the proposal would: -

- **be limited infill development in a village and as such would be appropriate development in the Green Belt; and would not harm openness;**
- **provide much needed housing;**
- **whilst the proposed number of dwellings is relatively small all new houses are important because of the significant shortage of deliverable housing land; the length of time (over 10 years) and the failure to meet annual build targets over several years.**
- **integrate well with the surrounding built-development which encloses three sides of the site;**
- **not harm the landscape and would be in accord with Core Strategy Policy DC3;**
- **represent a windfall site and as such is in accord with emerging Local Plan Policy H1(4);**
- **accord with the relevant parts of the Core Strategy Policy DC1 in particular it will not result in significant and demonstrable adverse impacts to neighbouring residential amenity or the amenity of future occupants of the dwellings.**
- **not adversely affect the viability, or community use, of the pub;**
- **not reduce the number of car-park spaces. The number would remain the same as at present.**
- **mitigate/avoid through the proposed traffic management measures any conflict between vehicles and pedestrians.**
- **be sustainable.**
- **The proposed access and visibility splays onto the road are as approved by highways on the previous application and would improve highway safety;**
- **not have any adverse impacts that would outweigh the benefits of the proposal.**