

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144976/FO/2026

Date registered valid: 16 January 2026

Proposal: Change of Use from single dwellinghouse (Class C3) to 3-bedroom HMO (Class C4).

Address: 77 Crab Lane, Manchester, M9 8NB

Ward(s): Higher Blackley Ward

Applicant: Mr Jonghan Kim, Vista Asset Management Ltd

Agent (if any): Mr Hasnaat Saeed

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 10 March 2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 29 January 2026

Standard consultations:

Printed: 23 January 2026 Expired: 13 February 2026

Neighbour notifications

Printed: 23 January 2026 Expired: 13 February 2026

Site notice

Posted: 29 January 2026 Expired: 19 February 2026

Press advert

Published: 27 January 2026 Expired: 17 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crab Lane Conservation Area 1983

Tree Preservation Order: No

The application site relates to 77 Crab Lane within the north Manchester ward of Higher Blackley. The application site relates to an end terraced, two storey, red brick dwellinghouse characterised by a bay window at ground floor level and white fenestration with brick detailing along the primary elevation. The property benefits from amenity space to the front of the property in the form of a mixture of hard and soft landscaping. Further amenity space is sited to the rear in the form of a courtyard. No off street parking is available. On street parking is available outside the applicant property on the northern side of the road, but there are double yellow lines across the road on the southern side of Crab Lane.

Description of area

The applicant site sits within the Crab Lane Conservation Area.

The surrounding area is residential in nature. To the west of the applicant site sits the Crab Lane Primary School, the entrance of which is located further south from Crab Lane.

Description of development

The current planning application seeks consent for the change of Use from single dwellinghouse (Class C3) to 3-bedroom HMO (Class C4).

No external alterations would occur as part of the proposal. However, the existing reception room on the ground floor would be amended to bedroom 3. As such, the number of bedrooms as existing (2) would increase to 3 as a result of the proposal.

The proposed arrangement can be seen within Figure 1.

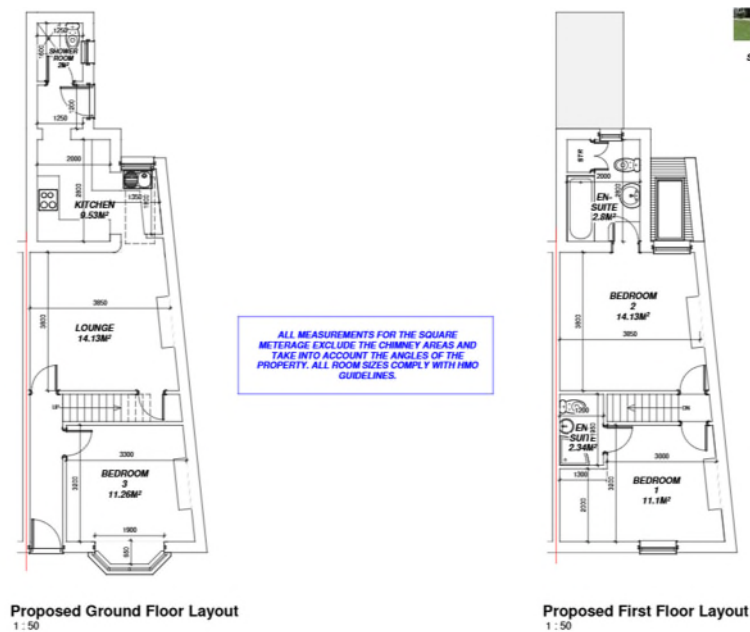


Figure 1, Proposed Layout of Proposed HMO Use

Negotiations during the Course of the Application

The agent was advised by email that the application could not be supported and it was the intention of the LPA to resist the application. No response was received by the agent and it is not considered any number of amendments would make the application acceptable.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and 10no. objection responses were received. The concerns raised can be summarised as:

- Crab Lane is a narrow lane and already suffers from traffic and congestion, especially with the Crab Lane School in close proximity and associated drop offs and pick-ups. The Lane is subject to on-street parking. The proposed use would exacerbate such issues.
- Concern the introduction of an HMO could give rise to anti-social behavioural issues.
- The HMO would result in the loss of 1no. family dwellinghouse in a desirable family area.
- HMO may generate more rubbish and recycling resulting in more bins. Concern the bins will be stored on the street, and will result in conflict with pedestrians.
- Increased noise disturbance which would be detrimental to the quality of life of the existing residents.
- Fire risk raised as a concern.
- Concern the existing drainage system is not fit for the intensification of the use.
- The area is not a student area and so not appropriate for an HMO use.

- If the application be approved, it could set an unwanted precedence and if other HMO uses were approved this would change the residential character of the area.
- The proposal suggests the provision of bicycle storage; however, this does not guarantee that occupants would not own cars, nor that they would car-share.
- Difficult to ensure the tenants are professional and to manage the future occupancy.
- The proposed HMO would erode the heritage and character of the Conservation Area.
- The change of use would intensify the use of the property- increased comings and goings, higher occupancy turnover, and extended hours of activity.

Councillor Julie Connolly

Councillor Julie Connolly made an objection to the scheme. Concerns raised include the increased traffic from the proposed use which would be detrimental to the existing residents. Travelling along the Lane is challenging as existing. Although traffic calming measures have been introduced, there is still traffic conflict. Increase in bins would hinder people using the footpath. The proposal would result in the loss of a family home in an area where family housing is in high demand. There will be an increase in movement of residents in and out of the property.

Councillor Joanne Green

Councillor Joanne Green objected to the planning application. Concerns raised reflected those of Councillor Julie Connolly: the increased traffic from the proposed use which would be detrimental to the existing residents. Travelling along the Lane is challenging as existing. Although traffic calming measures have been introduced, there is still traffic conflict. Increase in bins would hinder people using the footpath. The proposal would result in the loss of a family home in an area where family housing is in high demand. There will be an increase in movement of residents in and out of the property.

Councillor Olusegun Ogunbambo

Councillor Olusegun Ogunbambo made contact to add their objection to the planning application.

Highway Services

The following comments were received from colleagues in Highway Services:

Trip generation and junction capacity:

On balance, the HMO is unlikely to create a significant increase in vehicle trips. No unacceptable traffic impact on the adopted highway is therefore envisaged.

Site accessibility:

The site is well accessed by sustainable modes, with six bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist.

Access and parking:

Access to the proposed property is gained from the Crab Lane elevation via an existing pedestrian access.

The property offers no off-street parking currently nor in the future, The change of use from a two bedroomed dwelling to a three bedroomed HMO may add to on street parking demand. Typically a two bedroomed property would be expected to require one or two parking spaces.

A 3 bedroomed HMO could have three separate residents, who each have a car. However, in locations where there are good transport links, it is unlikely that all three residents of the HMO would each have access to a motorised vehicle.

On balance, the HMO is unlikely to create a significant increase in parking demand.

Cycle parking:

In line with MCC Residential Guidelines, secure and sheltered cycle storage should be provided at a minimum provision of one-per-unit.

Note: the cycle store design offered is unacceptable as the three occupants are not one family. The offered cycle store could mean an occupant removing other secured bicycles to access another.

The applicant is advised to provide details of three separate secure covered cycle stores, each for one cycle. As there is space within the rear yard/garden area for three separate stores, this can be subject to a Planning Condition.

Refuse and servicing:

No bin storage has been indicated within the site's curtilage. It is expected that a bin store and collection facility would exist for the property use as it is now.

Construction management:

A Construction Management Plan is not required. This decision is based on the location and the minor works to be carried out.

Temporary traffic management:

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Environmental Health

Environmental Health requested a standard refuse (waste and recycling) condition be attached to any approval granted. A wheeled container would be required for each waste stream (4 x 240L in total), and details should be provided for how bins will be transferred to/from the collection point and how the external bin store will be kept clean.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three

overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective;
- b) a social objective; and,
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 5. Delivering a sufficient supply of homes

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 11. Making effective use of land

Chapter 12. Achieving well-designed places

Chapter 16. Conserving and enhancing the historic environment.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Of relevance are:

Policy SP1 (Spatial Principles) (partially superseded by PfE);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EN3 (Heritage) (partially superseded by PfE);

Policy EN19 (Waste);

Policy H1 (Overall Housing Provision) ((partially superseded by PfE);

Policy H3 (North Manchester);

Policy T1 (Sustainable Transport) (partially superseded by PfE);

Policy DM1 (Development Management);

Policy H11 (Houses in Multiple Occupation).

Unitary Development Plan Saved Policies (1995)

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC18. Conservation Areas

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within

Conservation Areas.

- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC26 Development and Noise

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- (a) the effect of the new development proposals which are likely to be generators of noise and
- (b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:

JP- S1- Sustainable development

JP-P2- Heritage.

ISSUES

Principle of Development

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraph 2 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

The current application seeks consent for the change of use from single dwellinghouse (Class C3) to 3-bedroom HMO (Class C4). The principle of the proposed conversion of dwellinghouse

into a 3 bedroom House in Multiple Occupation (C4) is not considered acceptable and is in conflict with policies SP1, H3 and H11 development plan policies and associated guidance.

The associated level of occupancy arising from the existing property would result in an over intensive use of the property and would lead to problems associated with increased levels of activity formed by people with different lifestyles and patterns of behaviour, increased noise, disturbance, and car parking requirements.

Houses in multiple occupancy also often lead to transient occupancy, whereby occupants have little vested interest in the area and can in part, alter the character of an area as a neighbourhood of choice. HMOs tend to attract people who will live in the property for a comparatively short period of time and consequently they do not have the same interest in the well-being of an area as those who are less transient such as a family. It is believed that this cyclical change in occupiers can have a negative impact upon both residential amenity, often due to poor or no management and a general lack of civic pride. As such, the cumulative effects of HMOs can have an adverse impact upon the character and appearance of an area.

Further, given the existing use of the property has been specified as a family dwellinghouse, such application would result in the loss of a family dwellinghouse. Such loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H3, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable neighbourhood and cohesive housing market.

Considering the above, the proposal is considered to conflict with policies DM1, SP1, H3 and H11 of the Manchester Core Strategy and guidance within the National Planning Policy Framework (NPPF). There are no material considerations to indicate otherwise.

Impact on Residential Amenity

The proposed Class C4 use would provide:

On the ground floor: reception room, lounge, kitchen and shower room.

On the first floor: bedroom 1 with en-suite, bedroom 2 with en-suite.

Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents. Paragraph 135(f) of the NPPF also states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

In this case, the Council has concerns in relation to the over-intensive use of 77 Crab Lane, as a result of the increase in occupancy. Whilst the City Council has no control over who can occupy a property, it can help prevent properties from being over intensively used, by restricting the number of unrelated occupants. HMO accommodation can often cause problems in residential neighbourhoods, due to the levels of activity associated with unrelated people living together, as opposed to traditional family occupancy, which normally involves the manifestation of different patterns of behaviour and less frequent levels of activity.

A collective group of individuals with different lifestyles and different patterns of behaviour can result in frequent comings and goings, with associated noise and disturbance. This in turn can have an adverse impact upon the living conditions of neighbouring residential occupiers, to the detriment of their amenity. The principal effects include, noise nuisance, negative impacts upon the physical environment and streetscape due to inadequate management of refuse storage and pressure upon local parking provision.

The submitted D&A states that the landlord will apply strict tenant selection criteria, accepting professional occupants only, such as those working in Manchester City Centre or medical professionals employed at North Manchester General Hospital. Responsible tenant management will also take place. The Council have concerns as to how such policies could be sustained overtime (particularly if the ownership of the appeal property were to change). No tenant management policy or an operational management strategy was provided as part of the application and so the Local Planning Authority have no certainty of how such suggested policies would be implemented. The Council does not consider that the applicant has demonstrated that the development could operate without harming residential and local amenity.

During the course of the application, Environmental Health requested a standard refuse (waste and recycling) condition be attached to any approval granted. A wheeled container would be required for each waste stream (4 x 240L in total), and details should be provided for how bins will be transferred to/from the collection point and how the external bin store will be kept clean. With the use of condition, this issue would not warrant a refusal in its own right.

It is noted that Highway Services did not raise parking or highway capacity issues. However, concern is raised with regards to additional residents and the associated activity and coming and goings would add to and further detract from the amenity of residents in the wider area. This proposal would result in 3no. bedrooms and would result in an increased number of comings and goings compared to the existing use. However, it is also the frequency and time when these comings and goings arise given that the HMO would be occupied by unrelated individuals leading different lifestyles, which can bring about frequent comings and goings at various times of day and associated noise and disturbance.

Colleagues in Highway Services reviewed the proposed cycle provision as shown on the proposed site plan (see Figure 2). Colleagues raised concern with the provision given any 3 cycles would be stored within one container. The LPA have reviewed this comment and given the cycle store is secure, it would be unreasonable to ask for 3 separate stores and so no issue is raised in respect of this. With the use of condition, this issue would not warrant a refusal in its own right.

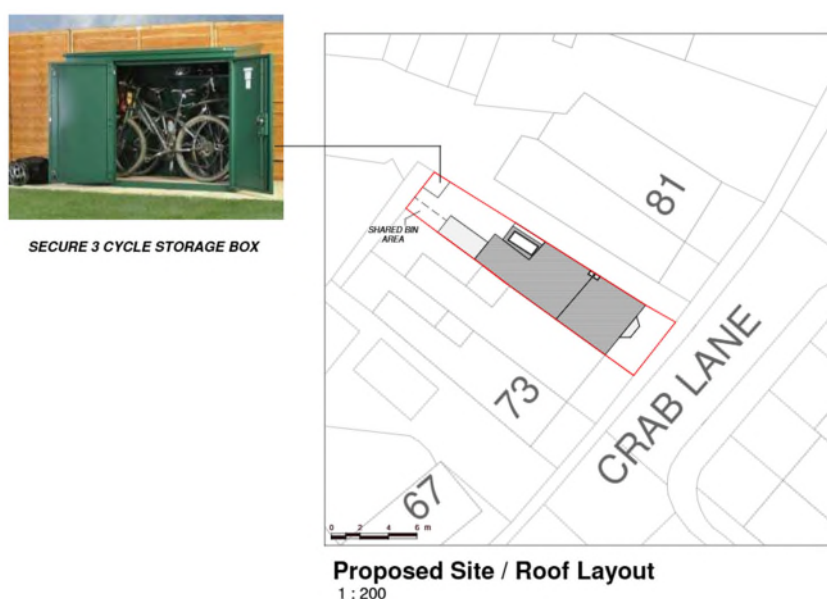


Figure 2, Proposed Site Plan with Proposed Cycle Store Provision

On balance it is considered that the proposed development wholly conflicts with policy H11 and DM1 of the Core Strategy, and UDP policy 26.

Loss of a Family Dwellinghouse

Policy H3 of the Core Strategy sets out requirements for new housing development in North Manchester. The Housing Need and Demand Assessment 2010 (Arc4) shows there is a need for 3-4 bed family housing, which the applicant property offers. The Core Strategy Policy H3 also notes priority will be given to family housing.

Such Policy H3 promotes the need to encourage a mixed and diverse community by retaining larger properties with 3-4 bedrooms. There is huge demand across the city for larger homes, demonstrated by the waiting list for social housing, highlighting that demand significantly outstrips supply.

The Manchester Move website provides advice on available properties in Manchester and is used by the City Council's Housing and Residential Growth service as a data source, reflecting the Manchester Housing Register. The latest figures extracted from the website shows an extremely high demand for social housing in Manchester with over 21,000 live applications on the Manchester Housing Register.

The table below highlights the number of households on the Manchester Housing Register, by their band and the size of property applicants need. For example, without internal modifications to the floorplan, the application property was originally built as a 2-bedroom property. Figure 3 show that for this type of property 6,008 applicants were waiting for a 2-bedroom property as per the information dated December 2025.

Bedroom	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1	650	3031	345	5491	192	9709
2	193	3356	76	2354	29	6008
3	54	1940	1004	1194	17	4209
4	131	867	283	131	5	1417
5	36	174	11	11	0	232
6	10	11	0	1	1	23
7	4	1	0	2	0	7
Total	1078	9380	1719	9184	244	21605

Figure 3, Number of households on Manchester Housing Register, by band and size of property

The application property is therefore a dwellinghouse suitable for a family and the proposal in this case would see the loss of such. Whilst these figures are based on the supply of social housing, there is inevitably an intrinsic relationship between the availability of family homes for sale or rent in the private sector, and the demand for housing.

An important policy objective of the City Council is to improve the quality of housing stock in the city and to deliver a more sustainable housing market. This can be achieved by increasing the amount of family housing stock on offer and by providing for choice through a range of

accommodation. This would allow for more balanced and cohesive neighbourhoods that provide for stronger and safer communities. The loss of a family house in this area would conflict with this aspiration, undermine the policy objectives for the area and increase the threat of existing families being driven out of the area, or from being attracted to the area, due to a shortage of appropriate accommodation. Whilst the effect of the loss of a single home on the overall mix and balance of housing in the area would be limited, it would nevertheless contribute to the short fall.

Policy H11 of the Core Strategy is concerned specifically with changes of use to houses in multiple occupancy. The policy sets out different approaches for different parts of the city, depending on the extent to which HMOs are already concentrated and seeks to manage changes of use from C3 dwellinghouses to houses in multiple occupation (HMOs). The policy above will prevent further loss of Class C3 dwelling houses, which generally provide accommodation for families, to Class C4 HMOs, thus preventing further harm to residential amenity.

Review of the MCC Private Sector Housing register of the Licensed Private Rented Accommodation shows the site of 77 Crab Lane has no history for use as an HMO. Searches of the surrounding streets also reveals there is a low prevalence of HMO uses. Planning searches also show very little prevalence of approved HMO uses in the immediate context. This is also evidenced by Figure 4 from the selective licensing database.

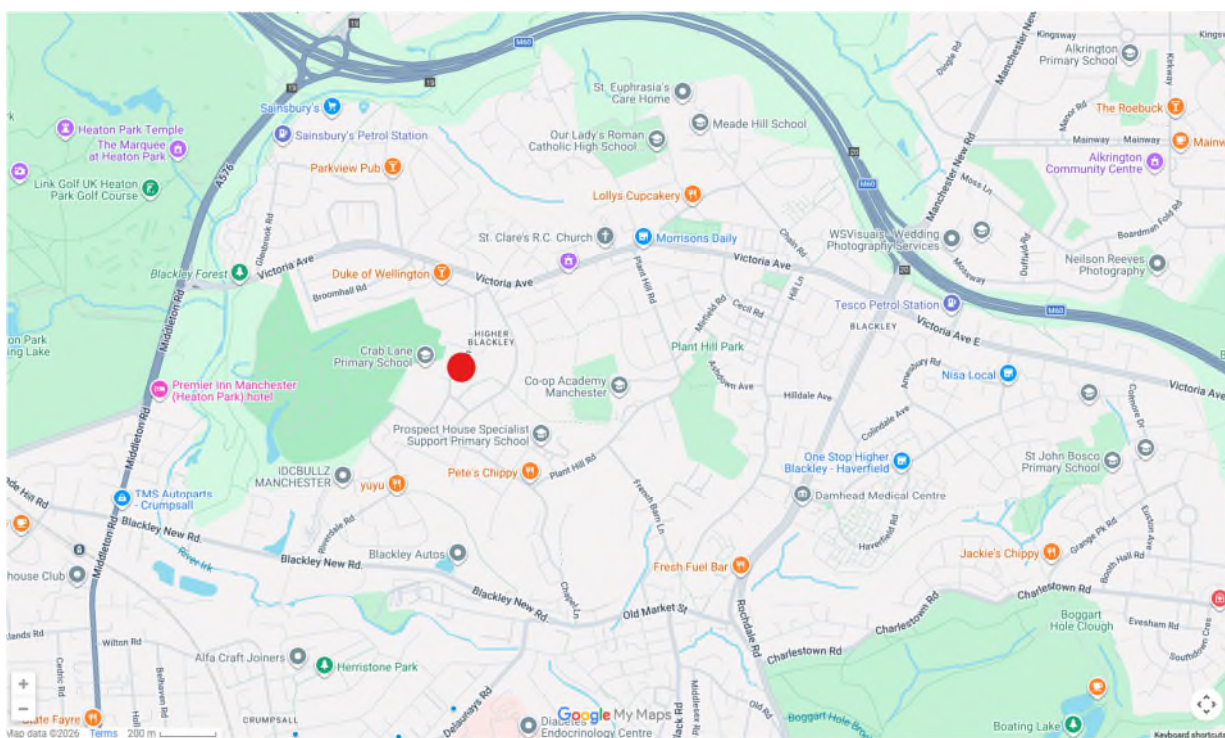


Figure 4, Licensed Private Rented Accommodation. Applicant site identified by red dot close to the Crab Lane Primary School

The points in blue to the south of the map identify houses in multiple occupation. The map shows there is a lack of HMO uses within the surrounding area. As such, the map shows the prominence of family dwellinghouses and how a conversion to an HMO would undermine the existing character of the area.

The proposed change of use therefore results in the loss of a family dwellinghouse, eroding the balance of housing provision in the locality and conflicts with the development plan when considered as a whole with respect to delivering a sufficient supply of homes. It is not therefore believed there are any other considerations, either individually or in combination that outweigh

the harm and associated development plan conflict. The application is therefore contrary to H3, H11 and SP1 of the Manchester Core Strategy.

Impact to the Crab Lane Conservation Area

As per chapter 16 of the NPPF, Core Strategy policy EN3, UDP policy DC18 and Places for Everyone policy JP-P2, consideration must be given to the impact to the Crab Lane Conservation Area from the proposal. Given there would not be any external works associated with the development, the property would not appear the same to the streetscene. Whilst the proposal would not give rise to any harm to the character of the Conservation Area given there are to be no external works, alterations or extensions that might change the appearance of the dwellinghouse, the consequential increase in the levels of activity, noise and disturbance would have a harmful impact upon the amenity of neighbouring residential occupiers, which would have a detrimental impact on the sustainability and character of the area.

Other Legislative Requirements **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the agent during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

1) The change of use from single dwellinghouse (Class C3) to 3-bedroom HMO (Class C4) would result in an over intensive use of the host property. The consequential increase in the

levels of activity, noise and disturbance would have a harmful impact upon the amenity of neighbouring residential occupiers, which would have a detrimental impact on the sustainability and character of the area. The proposal would therefore be contrary to the provisions of policies SP1, H3, H11 and DM1 of the Core Strategy of the Local Development Framework and, UDP policy DC26.

2) The proposed change of use would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H3, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable neighbourhood and cohesive housing market.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

1 Stowfield Close, Manchester, M9 8NL
75 Crab Lane, Manchester, M9 8NB
70 Crab Lane, Manchester, M9 8WB
64 Crab Lane, Manchester, M9 8WB
47 Crab Lane, Manchester, M9 8NB
90 Crab Lane, Manchester, M9 8WB
84 Crab Lane, Manchester, M9 8WB
94 Crab Lane, Manchester, M9 8WB
92 Crab Lane, Manchester, M9 8WB
76 Crab Lane, Manchester, M9 8WB
86 Crab Lane, Manchester, M9 8WB
82 Crab Lane, Manchester, M9 8WB
72 Crab Lane, Manchester, M9 8WB
62 Crab Lane, Manchester, M9 8WB
96 Crab Lane, Manchester, M9 8WB
88 Crab Lane, Manchester, M9 8WB
80 Crab Lane, Manchester, M9 8WB
78 Crab Lane, Manchester, M9 8WB
74 Crab Lane, Manchester, M9 8WB
81 Crab Lane, Manchester, M9 8NB
79 Crab Lane, Manchester, M9 8NB
73 Crab Lane, Manchester, M9 8NB
67 Crab Lane, Manchester, M9 8NB
65 Crab Lane, Manchester, M9 8NB
49 Crab Lane, Manchester, M9 8NB
68 Crab Lane, Manchester, M9 8WB
66 Crab Lane, Manchester, M9 8WB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crab Lane Conservation Area 1983
Area Team Boundary - Name: NORTH AREA