

Stapleford Neighbourhood Plan

Stapleford Town Council August 2018

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1. Introduction

1.1 The Stapleford Neighbourhood Plan is being prepared by Stapleford Town Council. It covers the area administered by Stapleford Town Council. It will be part of the development plan for Stapleford. It is intended to supplement the Broxtowe Aligned Core Strategy. It has to be in general conformity with the Core Strategy.

1.2 Broxtowe Council are now preparing a Part Two Local Plan. That Plan will need to take account of the proposals and policies in this Neighbourhood Plan. The Neighbourhood Plan does not repeat policies on such topics as greenbelt, allotments and design that are already in the adopted Core Strategy or are proposed to be included in the Part 2 Local Plan. The Town Council will, however, monitor the effectiveness of policies and will make proposals for amendment or modification where necessary.

1.3 The Neighbourhood Plan will form part of the context for planning decisions. The Plan will be given more weight as it goes through the process towards adoption. It is hoped to have an adopted Neighbourhood Plan by **the end of 2018**.

1.4 The Plan is based on a number of background documents and these are available on the Councils web site. The Plan builds on and further develops the studies carried out of a number of working parties made up of members of the Town Council and members of the public. The Topics covered are Transport, Community and Leisure, Housing and Employment.

2. The Scope of the Plan

2.1 This Plan is to do with the physical development of Stapleford in the period **2018 to 2028**. There are important issues to do with the future of Stapleford such as Education, Social Service provision and the creation of jobs. These will only be dealt with in this Plan so far as they generate land requirements. The main focus of the Plan is on the following topic areas.

- Open Space Strategy
- Housing allocations
- Affordable housing
- Development Briefs for committed sites such as Moults Yard, Field Farm, Central Avenue as well as any redevelopment sites such as Sandiccliffe, should this site become available in the future.
- Employment
- Future and existing Employment sites
- Policies to deal with the adverse Side effects of HS2 and Peveril Development on traffic in the town and other transport and traffic issues
- A regeneration plan for the Bessell Lane area to take account of the side effects of the Peveril housing Scheme at Toton and HS2 developments
- A Plan for the regeneration of Stapleford Town Centre

3. The context for the Neighbourhood Plan

3.1 The Town Council sees Stapleford as a pleasant place to live and work. The town is certainly not without its problems and these include environmental conditions in the town centre along Derby Road, the Bessell Lane area and a shortage of suitable housing for some groups such as the elderly or young people looking to set up home for the first time. Nevertheless, the environment in most of the town is of a good quality and the setting of the town within an area of unspoilt landscape; especially to the North and West is a great asset that deserves to be protected and where possible enhanced.

3.2 We deal with new housing sites in detail further on in the text but part of the context is the large housing site at Field farm allocated in the Core Strategy. That site will accommodate up to 450 dwellings and so Stapleford is already making a significant contribution to meeting future housing need in Broxtowe.

3.3 The station for Derby and Nottingham on HS2 as well as the existing NET terminal and park and ride site are not within the parish boundary of Stapleford but they will have an effect on the town. It is important to make the most of the potential benefits from these facilities' whilst reducing problems they cause as far as possible.

4 .Objectives

- Identify a Green Network the most valuable footpaths and bridle ways, areas of biodiversity (including a wetland nature reserve), wildlife corridors and open spaces and areas of green belt that serve an important planning function that warrant protection over and above greenbelt designation.
- To develop policies to protect, conserve and enhance the green network identified including where appropriate locally designated green spaces and improvements to parks to bring them up to green flag standards
- To identify opportunities for new housing and employment compatible with the green strategy set out above
- Improve the sustainability, vitality and variety of the town's retail centre through traffic management and environmental improvements
- Begin to create a sustainable transport network by improving and enhancing footpath, cycle and bus routes to shopping, jobs, schools and the wider transport network.

- Add to the range of community facilities by improving existing provision and, where necessary providing new utilising historic or iconic buildings if they become available, subject to negotiation with Broxtowe Borough Council.

4 .Objectives contd.

- The Arthur Mee Centre should be considered for such development, should it become available for purchase in the future and should be developed to provide community facilities; working with interested local groups to provide resources that will meet local needs.
- Attract public and private sector investment, attract new employers and help create local jobs by improving the physical environment and infrastructure for business
- Set out design policies and prepare development briefs for new housing sites and those such as Field Farm that are allocated but not yet developed.
- To develop a regeneration strategy for the Bessell Lane area

4.2 Finance

There are a number of policies in the Plan such as the regeneration of Bessell Lane and Stapleford Town Centre which may require some pump priming by the Town council Whilst the funds available to the Council are limited the Neighbourhood Plan will help bids for funding from Nottinghamshire County Council, Broxtowe Borough council and the Lotteries Fund. The Town Council will seek to maximise the share of the Community Infrastructure Levy and the New Homes bonus that comes to the town.

5. An Open Space Strategy

There are four components of the Open Space Strategy. They are dealt with below.

5.1 Footpaths and bridleways

The Report of the Community Working Party emphasises the health benefits of Walking and Cycling. Footpaths and cycle ways are the strands in the green network. These are of special value where they

- lead from the town into the countryside through threatened sites including areas ecologically important for bio diversity

- function as a means of sustainable travel within the town particularly to schools, shops, community centres employment centres and areas used for active recreation such as allotments and playing fields. The Community Working Group identified safe routes for children and teenagers to walk to school as a high priority

5.2 Areas of Biodiversity

The National Planning Policy Framework says “The *planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity*
- *where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

5.3 Greenbelt

We have looked at areas of the greenbelt and identified for inclusion in the Green Network meet one or more of the five aims to a very significant extent. The five aims are

- ❖ *to check the unrestricted sprawl of large built-up areas;*
- ❖ *to prevent neighbouring towns merging into one another;*
- ❖ *to assist in safeguarding the countryside from encroachment;*
- ❖ *to preserve the setting and special character of historic towns; and*
- ❖ *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

5.4 Designated local green space

Designated local green spaces are an extra layer of protection. The NPPF says they are appropriate

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

- *where the green area concerned is local in character and is not an extensive tract of land.*

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.”

The Community and Leisure Group identified a major strength of Stapleford being that much of its boundaries are walkable by existing footpaths which traverse attractive areas of woodland, farmland canal paths and parks. The topography of Stapleford is such that there are viewpoints from Stapleford Hill and the footpath across Hill Top Farm on this route, which looks out to greenbelt land beyond its borders. It is therefore recommended that the circular walk around Stapleford be preserved and enhanced that any proposed developments do not significantly reduce the aesthetic appeal of this route. Part of this route passes through the proposed phase 2 of the Fields Farm housing development so this needed to be taken into consideration. Where links in the network have to pass through urban areas we propose Green Streets which should have priority for landscaping improvements.

Taking all these criteria into account the Town Council are proposing a Green Strategy as shown as green areas on the map. Within the Green network the following policies will apply

Policy GS1 Protective and Enhancement Measures for a Green Network

a) Footpaths and Bridleways

Within the Green Network shown on the map footpaths and bridleways will be given a high priority for maintenance and enhancement. The bio diversity of hedges and woodlands adjacent to sustainable route-ways will be conserved. Closures and diversions will be resisted unless it can be shown they would result in net gains in terms of amenity and convenience

b) Areas of bio diversity value

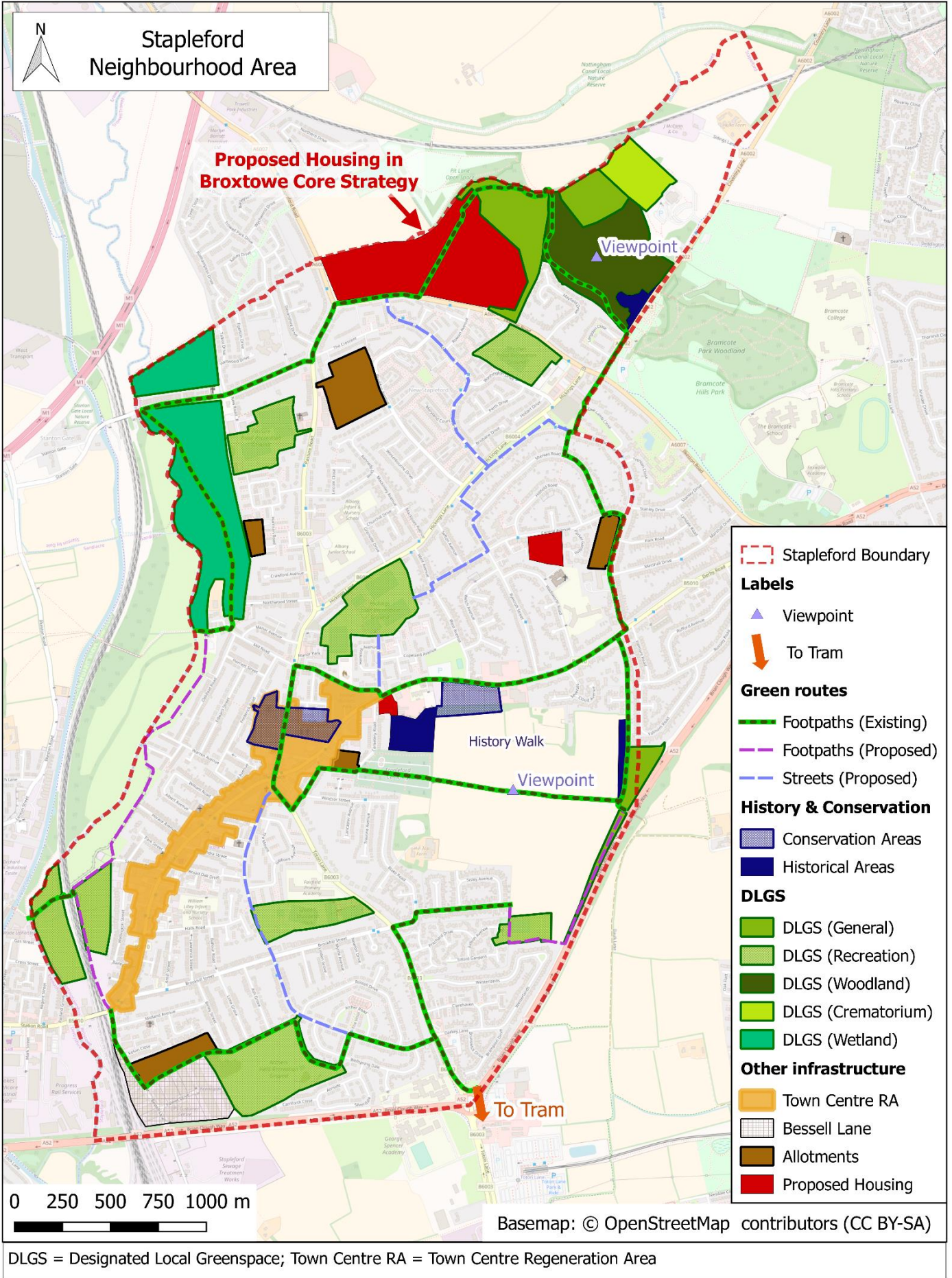
Policies and Incentives available under the Planning Act and under grant regimes operated by DEFRA will be used to conserve and enhance areas of diversity value particularly the identified wetland nature reserve. Where appropriate the Town Council will consider limited funding to achieve these policy aims.

c) Locally designated green-spaces

Within designated green-spaces the protective policies set out in greenbelt will be given additional weight to the effect that very exceptional circumstances would need to be demonstrated for non-greenbelt uses to be allowed. In the case of any form of housing development it would need to be shown that no alternative sites are available within Broxtowe and / or the Greater Nottingham Housing Market Area. The areas around Bob's Rock, the Erewash valley, Stapleford Hill Woodland and a cluster of areas around the Hemlock Stone are areas that will particularly benefit from the designation.

d) Recreation uses. Where development that is acceptable within the greenbelt is proposed; extra weight will be given to attractive and sustainable design of any buildings, hard areas and/or fences.

e) Green Streets which will be given priority for landscaping and traffic calming measures.



6. Housing

Housing sites

6.1 We attach as Appendix One an appraisal of the context as at Jan 2018 for the demand and supply of land for housing in Broxtowe. We note two points

- There is no specific figure in the Core Strategy for provision of land new for housing Stapleford
- The town is already making a significant contribution to meeting housing needs through the allocation in the Core Strategy of the sites at Field Farm for 450 houses.

6.2 Against this background this Plan takes as its starting point the Green Network set out in policy GS1.

6.3 The recently published draft Part Two Local Plan published by the Borough Council has proposes additional housing sites West of Coventry Lane. The reference numbers are H 108 and H 356. The area is a key part of the Green Network proposed in GS1. The area is designated green belt Para 80 of the NPPF states that the five purposes of the greenbelt are

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

6.4 The green belt to the West of Coventry Lane being considered allocation for housing in the draft Part 2 Local Plan meets three of these objectives. It prevents the sprawl of the main built up area of Broxtowe to the North. It is part of a gap that separates Broxtowe from the built up area of Nottingham. It is also a very valuable part of the countryside used a great deal not only by residents of Stapleford but also from the wider area of Greater Nottingham.

6.5 The site is not only functionally isolated from built up area separated visually by the attractively landscaped open uses of the crematorium and the restored mineral working North of Bramcote Park. It is shown as a junction of several wildlife corridors in the Broxtowe Green Infrastructure Strategy 2015 - 30

6.6 We have made submissions to Broxtowe Council on this important topic and sought to negotiate with them an agreed, common point of view. We have not succeeded. On the subject of the relationship of the Neighbourhood Plan to the Broxtowe Local Plan the National Planning Practice Guidance says

They (Neighbourhood Plans) can be developed before, after or in parallel with a Local Plan, but the law requires that they must be in general conformity with the strategic policies in the adopted Local Plan for the area (and any other strategic policies that form part of the statutory development

plan where relevant, such as the London Plan). Neighbourhood plans are not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

6.7 Additional Housing Sites

For the purposes of public consultation, the Town Council are proposed two housing sites shown in red on the map for allocation in the Part Two Local Plan. A site SHLAA 414 Sisley Avenue attracted a lot of objection based on the green value of the site and local issues of privacy and overlooking. This draft does not include that site

A second site that was proposed 6.10 SHLAA 202 Central Avenue is currently an open space but it is of marginal use also attracted some objections. In this case it is felt the objections can be overcome through a development brief that specifies a low density development such as bungalows for older people together with the retention of some of the open space which would be re landscaped. It is well located for such a use because it is close to local services and public transport. A low density development would be compatible with the Green Strategy proposals set out above.

6.8 The site could have a capacity of around 10 dwellings

Brownfield sites

6.9

Stapleford is a significant urban area and over ten years brownfield opportunities will arise. We estimate such sites might yield 100 dwellings in total, not including Central Avenue and Moulds Yard. This is a number that is no higher than past trends 2011 to 2018.

6.10 Development Briefs

In order to minimise any environmental harm from additional housing sites the Town Council will prepare development briefs for the remaining phases of Field Farm and site at Central Avenue.

Policy HS1

The Plan will provide for a total of approx. 500 additional dwellings in the period to 2028, including the committed sites at field Farm and Moults Yard .

The additional provision will be in the form of sites at Central Avenue shown on Plans 1 and 2 as well the redevelopment of Sandiccliffe in whole or in part.

Policy HS2

Development briefs for sites at Field Farm, Central Avenue Sandiccliffe Moults Yard will be prepared. The briefs will cover

- Layout and density
- Links to the Open Space Network
- Landscaping and bio diversity

- Building materials, form and massing

7. Affordable Housing

7.1 Developers are required to provide a certain percentage of housing as affordable housing. Affordable Housing is defined as *social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market*. The percentage is set out in the draft Part 2 Local Plan for Stapleford is 30% for greenbelt release sites and 10% for other sites. We attach as SD2 the demand for affordable housing in 2017. It is a snapshot in time. There are 85 households whose need is classed as urgent or high priority.

7.2 The number of bids per property suggests that one bed flats and bungalows are the most in demand.

7.3 If the two additional sites as well as field Farm suggested are developed in the period to 2028 there might be 60 – 70 dwellings a year constructed or which perhaps 10 to 15 affordable. The Neighbourhood Plan is likely to be reviewed within five years and so the priority is to work out what type the 50 or so affordable dwellings might be.

7.4 The Town Council feel that because of the mismatch between demand and likely levels of supply in affordable housing in Stapleford should be to meet the needs of people in Stapleford rather than elsewhere in Broxtowe.

7.5 Concern expressed regarding the Bailey Street/Wellington Street site, which was originally identified for residential purposes and has now been removed and reclassified for industrial purposes. This area should be returned to the category for residential development.

Policy HS3 Affordable Housing

The priorities for affordable housing are the provision of bungalows and one bed room flats. In the light of the likely mismatch between demand and supply in Stapleford priority for allocation of affordable housing in Stapleford should be given to Stapleford residents

8. Employment

8.1 The Neighbourhood Plan proposes in Section 10 a Plan for the regeneration of the town centre of Stapleford. Retail and catering uses in that area employ significant numbers of people and the environmental and traffic management scheme being put forward will secure those jobs and provide a better quality environment in which employment can grow

8.2 In section 9 we also propose a scheme for the regeneration of the Bessell Lane area. This area has a number of good quality business uses already in place, it adjoins housing areas and it is within reasonable distance of the existing tram terminal and will be close to the proposed HS2 station for Nottingham and Derby. Environmental improvements and the creation over time of better sustainable transport links footpaths, cycle ways and local bus routes will encourage the expansion

and intensification of business uses. We feel there is scope to accommodate up to 100 additional jobs.

9. Traffic and Transport

9.1 The town has very good bus services in an East West direction but North South services are of a poor standard. Links between the town and the Tram Terminal at Toton and in due course the HS2 stop and business park at Toton.

Policy TS1

The Town Council will press for the development of new local bus services running North South from Stapleford Town Centre to Chilwell and Attenborough through the Tram Stop at Toton Lane and in due course the HS2 station at Toton.

Footpath and cycle links linking the town to the area south of the A 52 will be improved in conjunction with bodies preparing Neighbourhood Plans for Toton and Chilwell

Road Safety, environmental standards will be the priority rather than the free flow and speed of traffic.

10. Regeneration of the Bessell Lane Area

10.1 Bessell Lane runs from Derby Road in the North to the southern end of the Toton Sewage Works. It passes under the A 52 by means of a subway that is unclean, badly lit and unsuitable as a sustainable route-way.

10.2 The area at the southern end of Bessell Lane will change drastically over the next ten years, with the development of several hundred houses and a business park at Toton and even more so in the next twenty years with opening of the HS2 station for Nottingham and Derby. The area shown in grey on the map will be the subject of comprehensive regeneration measures. The further growth of businesses and the development of new businesses will be accepted subject to the safe guarding of the amenity of residential properties in the area. The road will be restricted to cycles, local buses, taxis and commercial vehicles accessing business properties north of the A 52.

Policy BL 1

Within the Bessell Lane area shown on the map, the Town Council in conjunction with other partners particularly the Toton / Chilwell Neighbourhood Plan Forum will seek to bring about environmental improvements through

- Improvement of road and footpath links
- Careful control of new development
- Where appropriate, part funding of landscaping scheme for existing and proposed business premises

11 Regeneration of Stapleford Town Centre

Stapleford town centre is a viable commercial area with developments including a health centre and an Iceland super market. However, the environment does not meet the highest standards. **There is no justification for reducing the size of the town centre.** The main problems are

- The linear nature of much of the town centre and the high levels of traffic on Derby road
- A lack of trees and shrubs
- A poor standard of street furniture giving rise to high levels of clutter

We recognise that there is no quick fix but a sustained programme of small scale improvements over the Plan period will stabilise and increase retail investment. There may be increased scope for the development of space over shops for housing and some scope for B1 office use which will create more jobs. The Community and Leisure Working Party reported a demand for events such as arts and craft shows, vintage fairs and “normal” food markets and live music. These activities need safe well designed spaces. The town centre is linear in form but there are a number of places where buildings are set back and there is potential for creating new places.

Policy STC1

In order to sustain the vitality, viability and variety of shops in the town centre within the area shown in orange on the Neighbourhood Plan Map. The Town Council will endeavour to improve the public realm with a focus on improving the floor-scape, landscape and building design of identified nodes. Opportunities for use of space over shops for flats will be identified with partners including Broxtowe Borough Council.

There is a need for a wider diversity of local businesses situated in the Town Centre.

12. Community Provision

12.1 There has been a decline in the provision of facilities for community activities in recent years. It is intended to carry out a community audit to highlight shortfalls.

12.3 It is recognised there is a need to work with local organisations, which use community facilities to identify needs. Further there is a recognised desire to improve the pavilion at Hickings Lane Recreation Ground and to work with local users of these facilities to see improvements.

Policy CP1

The Town Council will, in conjunction with Broxtowe Borough Council, carry out a community audit to identify deficiencies in provision for community activities and will draw up a programme for improvement to be implemented through grant aid, S 106 agreements and funds available from the new homes bonus and / or the Community Infrastructure Levy.

The provision of a community hub that makes use of any vacant space in the Arthur Mee Centre will be a priority

Appendix One Context for Housing

1. The main text of the Neighbourhood Plan out a Green Strategy has been taken as the starting point for considering housing sites. As a consequence, there is a disagreement between the draft Neighbourhood Plan and the draft Part 2 Local Plan. In particular the Neighbourhood Plan as drafted does not support the allocation for housing of land West of Coventry Land for housing. The greenbelt status of the site and its proposed designation as a local green space mean that an exceptionally strong justification would have to be provided to override the policy objections to non-greenbelt uses such as housing. The justification put forward in a report in January 2017 was the there is a shortfall in the provision of housing land. In our view the technical arguments put forward are incomplete on the grounds

- Consultation with other Districts of greater Nottingham on the whole is of Core Strategy targets, recent performance and the balance between requirement and supply and another look at the option of reviewing the Core Strategy so as to either change the size of the overall figure for greater Nottingham or revise the way it is distributed bearing in mind there was little explanation of how the distribution was arrived at in the Core Strategy process.
- Clarification of the five year supply and consideration by Broxtowe BC of commissioning a consultancy study of underperformance in house development.
- Detailed assessment of ways of speeding up the delivery of committed sites
- A review of past patterns of development and of the assumptions that can be justified on windfall sites

2. If indeed there is a shortfall then any solution Broxtowe BC comes up with must be within the spatial framework set out in the Core Strategy.

3. In addition to these very broad strategic points there is the nature of the sites themselves. There are two main issues; the value of the greenbelt in this location and the sustainability or otherwise of the sites.

4. Greenbelt Issues

Since the January Report was prepared the Government has published a consultation Paper on Housing that puts great emphasis on the protection of the greenbelt. That report should have been considered at the July Committee which approved the part 2 Local Plan for public consultation.

5. Para 80 of the NPPF states that the five purposes of the greenbelt are

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

6. The green belt to the West of Coventry Lane being considered housing allocation meets three of these objectives. It prevents the sprawl of the main built up area of Broxtowe to the North. It is part of a gap that separates Broxtowe from the built up area of Nottingham. It is also a very valuable part of the countryside used a great deal not only by residents of Stapleford but also from the wider area of Greater Nottingham. We note that the Committee that approved the inclusion of the site also resolved to include a new policy

Policy 30, 'Landscape': Requires developments to be consistent with the guidelines of the Greater Nottingham Landscape Character Assessment

7. The site is not only functionally isolated from built up area separated visually by the attractively landscaped open uses of the crematorium and the restored mineral working North of Bramcote Park.

8. Land to the West of Coventry Lane was not considered when Broxtowe published a report on additional sites in August 2016 and so was presumably not considered a sustainable option at that time. Land to the East of Coventry Lane as included and almost two thirds of the comments were not in favour. What is a little disturbing is that Notts CPRE were in favour as were the Awworth Neighbourhood Plan steering committee.

9. Sustainability Issues

The assessment for H123 by Broxtowe BC included in the Stapleford section of the Part Two Local Plan Issues and Options Report 2013 says

May be appropriate to consider it in conjunction with adjacent land (site 108 and 356) as the site in isolation is not well related to existing residential areas.

10. For site 356 the Report says

The site is located within the Green Belt and is not physically attached to any settlement. It is therefore very unlikely to come forward as a housing site in isolation.

However, as part of a comprehensive development with land to the West the railway line to the North would form a logical and defensible Green Belt boundary. Technical issues are under investigation

11. The point we will make is that 108 and 356 together will not make a self-contained residential area it will simply constitute a large isolated housing area. The area would be totally dependent on services and amenities is aggravated by the fact that there is no public transport to the site and that pedestrian links along Coventry Lane to shops, schools and other amenities to the South are dangerous and unpleasant. The addition of land to the East of Coventry Lane with a capacity of 300 dwellings is unlikely to make a SUE and even if it did Coventry Lane, which is a dangerous road, would bisect the neighbourhood

12. The point in the Broxtowe assessment about the links to areas to the West, presumably Field Farm, so as to form a Sustainable Urban Extension is not only vague but is a policy that should have been debated as part of the Core Strategy. That document proposed a SUE of 450 dwellings at Field Farm. If what is now being considered is an agglomeration of sites with a total capacity of almost 1300 dwellings, then what is required is a review of the Core Strategy. This is particularly since it would open the door to proposals on SHLAA site H104 West of Coventry Lane and to the North of the railway. The argument will be made that 1300 dwellings does not have critical mass required of a true SUE. It is disturbing that in the Site Allocations Issues and Options document 2013 the following conclusion from the Tribal Study is quoted without qualification

H2 “North of Stapleford” (including Field Farm, “West of Coventry Lane” and “West of Bilborough Road”) Suitable for development Capacity 3800 to 5700

This possibility should have been assessed at the Core Strategy stage and has no place in the Part Two Local Plan

13. Overall the development of sites 108 and 356 for housing would be contrary to the purposes of the greenbelt, would not be self-contained and would be unsustainable for that and other reasons. The allocation of the sites would open the way to pressure for further development in the gap between Stapleford and Nottingham / Trowell and would be contrary to the strategic aims of the Nottinghamshire / Derbyshire greenbelt

Appendix Two Housing Demand – Stapleford Spring 2017

Statement from Broxtowe BC

Properties are advertised through our regional CBL – Nottinghamshire Home Search

There are currently 606 applicants who have indicated on their application form that they would be interested in properties in Stapleford:

Band	Priority	Number of applicants
1	Urgent	15
2	High	70
3	Moderate	168
4	Low	353

Based on minimum bedroom requirements, property size requirements are:

Minimum bedroom requirement	Number of applicants – general needs	Number of applicants – retirement living	Total number of applicants
1	218	105	323
2	201	3	204
3	75	0	75
4	4	0	4

When a property becomes vacant it is advertised through Home Search. If an applicant is interested they place a bid. Within the last 6 months 17 properties have been advertised on Home Search in Stapleford, the following	Number of bedrooms	Number of bids

number of bids were placed: Property type		
Flat	1	12
Flat	1	70
Bungalow	1	42
Bungalow	1	21
Bungalow	1	13
Flat	2	15
Flat	2	20
Flat	2	12
Flat	2	17
Flat	2	28
Flat	2	19
Flat	2	16
Flat	2	20
Flat	2	21
Flat	2	27
Flat	2	2
House	3	64