

Item 1 **09/00802/OUTMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

Ward **Eccleston And Mawdesley**

Proposal **Outline application for the erection of 70 dwelling houses with associated roads and open spaces**

Location **Pontins Ltd Sagar House Langton Brow Eccleston Chorley**

Applicant **Northern Trust Company Ltd**

Proposal

1. This application is an outline planning application, matters relating to layout, design and landscaping will be dealt with at reserved matters stage in the event that outline planning permission is granted. There is currently a 2 storey office building on the site which will be demolished.
2. The site is 2.73 hectares in size. The erection of 70 dwellings on the site equates to a density of approximately 29.2 dwellings per hectare (discounting the biodiversity area and a small section of the entrance road).
3. There is a Section 106 Agreement associated with this application which provides on-site affordable housing, a contribution to off site affordable housing, a contribution to equipped play space and a contribution towards community recreational amenities in Eccleston

Recommendation

4. It is recommended that this application is granted conditional outline planning approval subject to the associated Section 106 Agreement

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Loss of employment land
 - Development of Greenfield land
 - Impact on the existing and future residents
 - Highway safety
 - Impact on local services
 - Ecology
 - Drainage and Flooding
 - Loss of a Locally Listed Building
 - Section 106 Agreement

Representations

6. 213 letters of objection have been received in respect of this application. Many of the letters of similar in content and format however they have all been individually signed.
7. **Eccleston Parish Council** welcomes the substitution of housing types and a slight reduction in the proposed number of properties however it is of the opinion the reduction is insufficient and objects on the following grounds:
 - Impact on existing local services
 - 5.3.3 of the Supporting Planning Statement describes Eccleston as 'acting in effect as a Local Service Centre'. The Parish Council would query the 'acting in effect as' surely the village is either a designated local service centre, or it is not-
 - There are two definitive sites - the Parish Council has no objection to development of

the former employment site but would request the Important Hedgerow be reinstated to define the two sites, and the greenfield site be retained

- Reinforce the views of Chorley Council's own Conservation Officer, and Policy HT10 (d) of the Local Plan, requiring that, as a Locally Important Building, in relation to demolition and/or redevelopment, the building, has been proven to be structurally unsound and incapable of a beneficial reuse.

The Core Strategy identifies Ecclestone as a Rural Local Service Centre.

8. Lindsey Hoyle MP has requested that the residents concerns are taken into consideration and has listed the following concerns:

- Schools in Ecclestone will be full by 2014
- The application does not satisfy Policy GN3 (a) or GN3 (c)
- Sagar House is a viable building which could be converted
- Removal of an important hedgerow and trees
- The application should not be considered as one site- brownfield and greenfield
- Most residents are against the development

Consultations

9. **Lancashire County Council (Ecology)** have commented on the application and requested clarification in respect of the width of the habitat areas to be retained at the boundaries of the proposed development.

10. Following further correspondence between the Ecologist and the agent for the application the Ecologist has provided further comments which are set out within the body of the report.

11. **Lancashire County Council (Strategic Planning)** considers the proposal conforms with the North West RSS. They have also commented on housing, transport, minerals & waste, ecology and renewable energy.

12. **The Environment Agency** have requested clarification in respect of surface water discharge and have suggested several conditions/ informatives.

13. **The Architectural Design and Crime Reduction Advisor** has suggested various conditions

14. **Chorley's Conservation Officer** considers that the proposals are contrary to Policy HT10 of the Local Plan

15. **Corporate Director (Neighbourhoods)** has no objection subject to various conditions/ informatives.

16. **United Utilities** have no objection subject to various conditions/ informatives

17. **Lancashire County Council (Highways)** have no objection

18. **Chorley's Waste & Contaminated Land Officer** has commented on waste collection at the site

19. **Lancashire County Council (Education)** has commented on the application

20. **Central Lancashire Primary Care Trust** have commented on the application.

21. **Lancashire County Council (Planning Contributions)** have requested a contribution towards transport, travel plan, education and waste management.

Assessment

Loss of employment land

22. Part of the site, where the office building, gate house, access road and parking is located, falls to be considered previously developed land. In accordance with PPS3: Housing previously developed land is land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 also sets out that the priority for new housing developments is previously developed land. As such the principle of redeveloping brownfield part of the site is considered to be acceptable.
23. Due to the previous use of the 'brownfield' part of the site the site falls to be considered under Policy EM4 of the Local Plan as Employment Land within a rural settlement. In accordance with Policy EM4 an assessment is made into whether the site is suitable of being re-used for employment purposes. Sites which are identified as suitable are required to be marketed for employment purposes if the proposal is for a non-employment use.
24. The site has been marketed since February 2008 as an office building. Details of the marketing undertaken have been submitted as part of the planning application. The marketing included advertisements in the local press, adverts on various web-site, boards on site and the details were sent to various agents active in the Chorley and Ecclestone area.
25. All enquiries received are summarised within the submitted documentation and include residential redevelopment and redevelopment for a care home. No enquiries were received for an employment development of the site.
26. The site has been classified as Good Urban in the Employment Land Review. In accordance with this classification, Policy EM4 of the Local Plan Review and associated Supplementary Planning Guidance (SPG) it would be preferable to retain employment use on the site, or mixed uses on the site, incorporating employment re-use.
27. These premises have been vacant since February 2008 and have been marketed since the 14th of February 2008. The marketing undertaken broadly complies with the requirements in the SPG. However, the advertising board on site states 'all enquiries', which does not restrict potential purchasers to a particular use of the site. Advertising has taken place in the press, the property is listed on the agent's website and on the 'Make it Lancashire' website and mails shots have been sent out. The offices have been offered leasehold and offers also invited for the freehold. The information submitted with the application indicates that the only interest in the site has been for its redevelopment for residential, or care home, purposes. It would appear that the applicant can demonstrate that this proposal accords with the requirements of criteria a) and criteria b) of Policy EM4. As such it is considered that the provisions of the Policy have been met and an employment re-use cannot be achieved on the site.
28. Residents have raised concerns in respect of the loss of the employment site. However as set out above the premises has been actively marketed since February 2008 with no interest in retained the premises for employment purposes. The Local Plan Policy allows for the re-use of employment land/ premises for alternative uses on the proviso that sufficient evidence is presented which demonstrates that there is no economic need or requirement for the land/ premises. It is considered that this has been proven and there is no justification for retaining the premises or site for employment purposes.

Development of Greenfield land

29. Although part of the site falls to be considered brownfield land the remainder of the site, to the south east of the office building, is an open field which has not previously developed and was, until 2008, separated from the main site by a tree and hedgerow. Additionally when planning permission was granted in 1965 for the office

building this area of the site did not form part of the planning application and as such did not form part of the planning unit/ curtilage. As such this part of the site falls to be considered 'Greenfield' land. PPS3 does not identify Greenfield as a priority area for housing and as such the principle of redeveloping Greenfield land is not established.

30. As the site is located within the Village of Ecclestone Policy GN3 of the Adopted Local Plan is a material planning consideration. The Policy restricts development within Ecclestone to the following criterion:
 - a) The development and redevelopment of land wholly within the existing built-up extent of the settlement;
 - b) The use of infill sites;
 - c) The re-use of previously developed land, bearing in mind the scale of any proposed development in relation to its surroundings and the sustainability of the location;
 - d) The rehabilitation and reuse of buildings;
 - e) That which provides affordable housing to meet a recognised local housing need in accordance with Policy HS8; or
 - f) That which meets a particular local community or employment need
31. The redevelopment of the brownfield area of land accords with criterion c of this Policy. In respect of the Greenfield area of land although the site falls within the defined settlement boundary of Ecclestone it is not considered that that the site is wholly within the existing built-up extent of the settlement. As such in order for the redevelopment of the 'Greenfield' part of the site to accord with this Policy the scheme will have to meet the requirements of criterion e and Policy HS8.
32. Policy HS8 states that residential development of open land within a rural settlement excluded from the Green Belt will be restricted to schemes which would significantly contribute to the solution of a recognised local housing problem. It is considered that in order to comply with this Policy to 'Greenfield' element of the proposal will be required to provide 50% affordable housing.
33. Based on the illustrative layout there are 26 dwellinghouses proposed on the Greenfield part of the site. In order to satisfy one of the criterion in Policy GN3 a minimum of 50% affordable housing will be required on this part of the site in accordance with Policy HS8 of the Local Plan. This equates to 13 affordable units on the site and will be secured as part of the Section 106 Agreement
34. The applicants have accepted the provision of 50% affordable housing on the Greenfield part of the site and therefore the development of this part of the site will provide affordable housing to meet a recognised local housing need in accordance with Policy HS8. As such the proposal is considered to be acceptable in terms of Policies GN3 and HS8.
35. The Parish Council, several residents and Lindsey Hoyle MP have raised concerns in respect of the redevelopment of the Greenfield part of the site and the fact that the proposals are contrary to criterion a and c of Policy GN3 of the Local Plan. However Policy GN3 only requires schemes to satisfy one of the criterion. It is considered that the brownfield element of the site satisfies criterion (c) and the greenfield element satisfied criterion (e). As the proposals provide a high percentage of affordable housing, which is a Corporate Priority, it is considered that this provision outweighs the loss of this element of Greenfield land.

Impact on the existing and future residents

36. As set out earlier within the report redevelopment of the brownfield part of the site for residential purposes is considered to be appropriate and if a minimum of 50% affordable housing is incorporated on the greenfield part of the site then the proposal will comply with the provisions of Policy HS8 of the Adopted Chorley Borough Local Plan Review.
37. This application is an outline proposal with only access and the principle of

redeveloping the site for housing being considered. In the event that outline planning permission is granted a reserved matters planning application will be required dealing with siting, design and landscaping. This notwithstanding however a indicative layout plan has been submitted with the application, this has been submitted to demonstrate that 70 dwellings, as proposed, can be accommodated on the site.

38. The indicative plan demonstrates a range of properties including 2, 3 and 4 bedroom dwellings of 1 and 2 storeys in a variety of built forms. This is wholly indicative at this stage and a detailed layout plan will be submitted at reserved matters stage
39. When assessing the indicative layout the impact of proposed development on the existing and future residents is a consideration. The Council has approved spacing standards which are set out to ensure the neighbours and residents amenities are protected. These are 21 metres window to window distance, 12 metres window to gable distance and 10 metres from first floor windows to the boundaries they face. Additionally, as set out within the Council's Adopted Design Guide these spacing distances increase where there is significant level differences.
40. The previous application was refused partly because it was not considered that the submitted illustrative layout plan adequately demonstrated that 82 dwellings could be accommodated on the site whilst protecting the amenities of the existing and future residents. This was due to the fact that the scheme did not accord with the approved spacing standards and the highway layout was not considered acceptable which would have necessitated the need for amendments to the layout potentially impacting on the number of dwelling achievable on the site.
41. The layout has been amended and the number of dwellings reduced to 70. The property on plot 41 is only 7 metres from the boundary with 382 Langton Brow. The property on plot 41 however is a bungalow which ensures that first floor windows will not result in overlooking, additionally this property can be designed so that no habitable room windows face the boundary with 383 Langton Brow.
42. Another consideration is the internal spacing distances within the site to protect the amenities of the future residents. A few of the properties on the originally submitted scheme did not meet the required spacing standards. The illustrative layout has been amended to demonstrate that the properties can achieve the required spacing distances.
43. The amended illustrative layout incorporates the finished floor levels of the proposed properties which are located along the boundary of the site and the surrounding properties. The direct relationships are between plots 40-47 and the properties on Shelley Drive and Langton Brow. Between plot 47 and 364 Langton Brow there is approximately a 1.3 metre level increase between the existing dwelling and the proposed plot. In excess of 26 metres is retained between the rear of 364 and the side of plot 47, additionally plot 47 is a bungalow, which is considered to be acceptable. The rear elevation of plot 46 is approximately 26 metres from the rear elevation of 372 Langton Brow and is approximately 1.9 metres higher than the existing property. In accordance with the Council's increase spacing distances between 5-6 metres additional spacing distance is required. As 26 metres is retained (5 metres in excess of the standard 21 metres) and plot 46 is a bungalow this spacing distance is sufficient.
44. The side elevation of plot 45 is approximately 26 metres from the rear elevation of 380 Langton Brow and is approximately 2.1 metres higher than the existing property. In accordance with the Council's increase spacing distances 6 metres additional spacing distance is required. As 26 metres is retained (14 metres in excess of the standard 12 metres) and plot 45 is a bungalow this spacing distance is sufficient.

45. The rear elevation of plot 43 is approximately 21.5 metres from the rear elevation of 382 Langton Brow and is approximately 0.5 metres higher than the existing property. This spacing distance accords with the Council's guidelines
46. The rear elevation of plot 41 is approximately 22 metres from the rear elevation of 9 Shelley Drive and is approximately 1 metre higher than the existing property. The Council's standard 21 metres window to window distance applies to first floor windows. As the proposed dwelling is a bungalow no first floor windows will be created which ensures that there will be no loss of privacy to the detriment of the neighbours amenities.
47. The occupants of 7 Shelley Drive have objected to the proposals. There is no direct interface impact, in terms of the actual properties, between the proposed dwellings and 7 Shelley Drive however part of the garden associated with plot 41 will be located at the rear boundary of this existing property. The existing property is approximately 11 metres from the rear boundary with plot 41 and the proposed dwelling is sited over 10 metres from the boundary. Due to the fact that plot 41 is a bungalow and the distances retained between the siting of the properties and the boundary it is not considered that there will be an adverse impact for the future or existing residents.
48. The rear elevation of plot 40 is approximately 22 metres from the rear elevation of 11 Shelley Drive and is approximately 1.5 metres higher than the existing property. The Council's standard 21 metres window to window distance applies to first floor windows. As the proposed dwelling is a bungalow no first floor windows will be created which ensures that there will be no loss of privacy to the detriment of the neighbours amenities.
49. The originally submitted illustrative layout detailed bungalows in the south western corner of the site to take into account the neighbours amenities along Shelley Drive and the level differences between the site and Shelley Drive (which is at a lower land level). The amended illustrative layout proposed bungalows for all the properties adjacent to the site boundary to protect the amenities of the existing residents taking into account the level difference.
50. It is considered that the illustrative layout adequately demonstrates that 70 dwellings can be accommodated on the site whilst protecting the amenities of the future and existing residents. The layout is illustrative at this stage, and likely to change at reserved matters stage, however for future reserved matters it has been demonstrated that a scheme of 70 dwellings can be accommodated on the site.
51. A number of the residents have raised concerns with levels, overlooking, loss of light, loss of privacy. As set out above the Council's spacing standards are met taking into account the level changes and bungalows are incorporated to take into account the level changes. As such it is considered that the amenities of the existing and future residents can be maintained.

Highway safety

52. This outline application relates wholly to vehicular access and the principle of redeveloping the site. It is proposed to access the site from Langton Brow utilising the access which already serves the site. Clearly the erection of 70 dwellings on the site will generate traffic to and from the site and as such the access and highway safety implications is a consideration.
53. Although the layout plan is indicative at this stage the plan indicates that 2 off road parking spaces will be provided for two and three bedroom dwellings and 3 off road parking spaces will be provided for 4 bedroom dwellings. The plan also indicates that 6 metres of driveway space will be provided in front of garages to accommodate a car off the highway. This provision accords with the Council's parking standards and the draft RSS parking standards. Additionally the agent for the application has been

advised that garage accommodation will be required to measure 6 x 3 metres in accordance with Manual for Streets.

54. The Highway Engineer has commented that in general terms he has no highway comments to make on the general principle of the development or the basic layout itself. He has also confirmed that the proposed junction with Langton Brow is adequate for the traffic generated and the layout works internally.
55. However he was originally concerned that the layout contains two roads that are effectively 110m and 130m straights. The design speed of this development is 20mph and as such, some horizontal feature is needed at a maximum distance apart of 60m to encourage the low traffic speed. He considered that this could be achieved relatively simply by strongly accentuating the deflection at Plots 27/60/69 and introducing a change of direction at Plots 46/49/67 and this could be done without too much impact on the layout.
56. Another concern is that the roads are set at a non-standard width of approximately 5m. The road widths need to be at 5.5m wide for this number of dwellings. Additionally further information is required in respect of what is proposed for the junctions, turning head areas and stripes/rumble strips shown, however none of these features would have any impact on the planning layout. The Highway Engineer originally confirmed that he could not support this application in its current layout however with the features suggested above there would be no reason to object, from a highways viewpoint
57. Following the Highway Engineer comments the illustrative layout has been amended to take into account his concerns. The amended illustrative layout incorporates 5.5 metre wide roads and road deflections at plots 27/60/69 and plots 46/47/67 which appears to address the Highway Engineer comments. The Highway Engineer has reviewed the amended plans and has confirmed that the amendment is fine and will encourage slower moving vehicles.
58. A number of the residents have raised concerns with increased traffic and highway safety however the Highway Engineer has raised no objection to the proposed access onto Langton Brow. The illustrative layout sets out parking requirements which accord with the Council's parking standards. It is considered that in this instance the highway officers views are a valid assessment of the facts and are material to the consideration of the application.

Impact on local services

58. Eccleston is a rural Village surrounded by Green Belt. The proposed development will increase the population of the Village and the indicative layout demonstrates that family accommodation will be provided on the site. Within the Village there is a GP Practice and 2 primary schools.
59. Lancashire County Council Education Authority have requested a contribution towards education facilities. They have confirmed that at the moment there is anticipated to be sufficient secondary places to support the development. However, the rising birth-rate leads us to expect that there will now be a shortfall of approximately 15 places in the surrounding primary schools by 2014. Following further consultation in this regard the Education Authority have confirmed however that there is not a shortfall currently in primary school places.
60. Circular 05/2005 sets out the five tests which are required to be met when requesting planning obligations. Two of the tests 'necessary to make the proposed development acceptable in planning terms' and 'directly related to the proposed development' are particularly pertinent to this request.
61. Firstly, as the LEA have confirmed there is not a current deficit of primary school places within the area and the deficit in places will not occur until 2014. As such the

primary school places deficit is not directly related to this development. Secondly, no evidence has been provided as to where the contribution will be utilised and as such the request is not directly related to the proposed development. As such the request does not meet the tests of the Circular and cannot be requested as a planning contribution. As such it is not considered that the proposal will adversely impact on the schools within the Village.

62. Central Lancashire Primary Care Trust have confirmed that there is one GP practice in Eccleston and space within the practice is severely limited. The building itself is land locked and there is no available land for further development at the existing practice. Whilst the practice is prepared to consider accepting an additional 300 new patients it must be stressed that this increase of numbers could seriously compromise the medical care given to the practice population in view of the limited space available.
63. On solution put forward by the PCT in respect of lack of space would be for the practice to relocate to Eccleston clinic which is adjacent to the existing surgery on Doctors Lane. The PCT have requested a financial contribution from the developers, under a Section 106 Agreement, to redevelop and refurbish Eccleston clinic
64. Similar to the request made by the Education Authority the tests set out within Circular 05/2005 are relevant to this request. One of the tests 'necessary to make the proposed development acceptable in planning terms' is particularly pertinent to this request.
65. The PCT have confirmed that the local GP practice is willing to accept 300 additional patients which will be sufficient for a scheme of this size. As such any improvement to health care facilities within the Village are not directly related to this development and it is not considered justified to request a contribution in respect of health care facilities.
66. Neighbouring residents and the letter from the MP have raised concerns in respect of the impact of this development on local services. As set out above there is no expected to be a deficit in primary school places until 2014 and the GP is willing to accept additional patients at the GP practice. As such there is no evidence to demonstrate that this development will result in an oversupply of school children or patients and therefore there is no justification to require a financial contribution to these facilities
67. The Section 106 Agreement will include a contribution to community recreational facilities which will be utilised in Eccleston and benefit the existing and future residents.

Ecology

68. Due to the nature of the site and the proximity of the site to the adjacent open countryside the ecological implications of the development are a consideration. The first application at the site was withdrawn due to the requirement for a Newt survey which can only be undertaken at certain times of the year. The second application was refused due to the fact that insufficient information was submitted in respect of Great Crested Newts
69. The Ecologist at Lancashire County Council has commented on the proposals and originally requested that prior to determination of the application, the applicant will be required to clarify the width of the habitat areas to be retained at the boundaries of the proposed development.
70. It was subsequently confirmed that the proposed newt habitat/ connecting corridor would be approximately 1 metre wide which the Ecologist was concerned with as it is too narrow to function effectively for Great Crested Newts. However the Ecologist

considers that if there is sufficient flexibility regarding the scheme layout then the mitigation could be amended at the stage when a licence will be required from Natural England, Natural England will be the determining authority in respect of Newt mitigation. The Ecologist also commented on the distance between the existing and proposed hedge and the proposals to accommodate a screen fence immediately adjacent to the hedge, which could adversely impact on hedgerow establishment. The agent for that application has confirmed that the new hedge will be located 1 metre south of the existing hedge (as opposed to 1 metre south of the centre line as originally proposed) and alternative boundary treatment will be introduced. This shows that there is flexibility and the precise details of the Newt mitigation will need to be determined by Natural England.

71. The amended illustrative layout details the above suggestions in respect of the hedge and the fencing and the Ecologist considers that the amended boundary is more suitable and is acceptable. The Ecologist considers that, taking into account the amendments, appropriate planning conditions can be attached to the recommendation which will ensure that the proposals are in accordance with the requirements of relevant biodiversity planning policies and legislation.
72. In respect of Great Crested Newts the application area does not support a breeding pond, and is comprised of terrestrial habitat that is largely suboptimal, for great crested newts. It therefore seems reasonably unlikely that the redevelopment of this site would compromise the ability of the local area to support great crested newts at current population levels. However, redevelopment could potentially result in a loss of habitat connectivity between ponds and the proposals also have the potential to result in an offence being committed (killing/injuring). Mitigation measures have therefore been proposed to ensure that the existing population of newts can be maintained at a favourable conservation status. These measures (habitat creation, enhancement and management; newt exclusion; and monitoring) are outlined within the submitted reports. The Ecologist considers the outline proposals for mitigation would demonstrate in principle that detrimental impacts on great crested newts can be avoided, and implementation of the mitigation/compensation proposals would then need to be the subject of a planning condition.
73. In respect of bats the ecological consultant concluded there was a low likelihood of bats roosting within the site however mitigation proposals for impacts on bats were provided. These mitigation measures are considered to be acceptable and will be secured via condition. Habitats on the site, including existing buildings, have the potential to support nesting birds. It needs to be ensured that detrimental impacts on breeding birds are avoided.
74. The ecology report states that the application area supports approximately 400m of hedgerows, of considerable value, providing shelter and foraging opportunities for birds, mammals and invertebrates and potential commuting routes for bats. Hedgerows are a UK Biodiversity Action Plan Priority Habitat and their retention is important to ensure no net loss of biodiversity value. However if these hedgerows cannot be retained and enhanced, then appropriate compensatory planting (replacement hedgerows) can be accommodated. This will be secured via the landscaping scheme/habitat creation and management plan conditions.
75. The Ecologist has commented on the trees on site. The majority of existing trees on site would be retained within the proposed development. However, the Tree Schedule recommends that two trees (T16 and T23) should be felled 'for reasons of sound arboricultural management'. The description of these trees, as over-mature with cavities and much dead wood, suggests strongly that these trees could be classified as veteran trees. The Ecologist confirms that retention of such trees is encouraged by PPS9 and therefore, unless these trees are actually dangerous, they should be retained within the development.
76. Tree T16 is an Ash Tree and Tree T23 is an Oak tree. The Council's Arboricultural

Officer has visited the site and made an assessment of all the trees. Those trees considered worthy of retention have been protected by a Tree Preservation Order (TPO 1(Eccleston) 2009) and this includes the two trees raised by the Ecologist. The two trees in question are incorporated on the indicative layout as retained and as such the removal of these trees does not form part of this application.

77. Following a recent high court decision the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
- (a) the activity must be for imperative reasons of overriding public interest of for public health and safety;
 - (b) there must be no satisfactory alternative and
 - (c) favourable conservation status of the species must be maintained.
78. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.
79. The proposals partly involve the redevelopment of brownfield land which is the preferred location for development and will incorporate a proportion of affordable housing which is both a National and Corporate priority. There is a need for affordable housing within the Borough and the redevelopment of this site for housing will contribute to the supply of new housing in the Borough which is within the public interest. The site and building has been marketed for over a year now with no interest in retaining the premises for employment purposes. The building is vacant and if the site was left vacant the building would deteriorate further. The redevelopment of this site is considered to be the most appropriate use for the site. An Ecology survey and Great Crested Newt survey has been undertaken on the site, it is considered that if the proposed mitigation measures are implemented the proposals will not adversely impact on protected species. It is considered that the proposals satisfy the three derogation tests and will not impact unfavourably on the population of protected species
80. A number of the residents have raised concerns in respect of the impact on trees, wildlife and hedgerows. The impact of the development on protected species is a consideration hence the submission of the Newt and bat survey. The Ecologist is satisfied that protected species will not be harmed by the proposed development.
81. A hedgerow and trees have been removed from the site, the hedgerow was located along the boundary of the brownfield part of site and the greenfield part of the site, the hedgerow was removed early 2008. The hedgerow has been assessed and it does appear that the hedgerow fits the criteria to be deemed an Important Hedgerow. However given that over a year has lapsed since its removal it is not considered suitable to prosecute this matter. A new hedgerow will be planted along the boundary of the site as part of the Great Crested Newt mitigation.

Drainage and Flooding

82. A number of concerns have been raised in respect of the drainage/ sewerage facilities in the Village, the capacity of the existing facilities to support the proposed increase in dwellings and flooding implications resulting from the development.
83. United Utilities have no objection to the proposal although they have confirmed that a water main runs along the entrance to the site and an access strip of no less than 5 metres wide measuring at least 2.5 metres either side of the centre line of the main will be required. The applicants are aware of this.
84. When the previous application was considered a number of concerns were raised in respect of the capacity of the existing services, similar concerns have been raised in

respect of this application. During the assessment of the previous application these concerns were forwarded to United Utilities who confirmed that in respect of the public sewer system serving this area there was a history of blockages causing flooding however, the sewers are hydraulically capable of receiving foul flows from the proposed development.

85. In respect of surface water United Utilities originally intended to direct all surface water flows from the proposed development directly/indirectly in to the adjacent watercourse (Sydd Brook), with the Environment Agency's approval, which they consider will further reduce any likelihood of sewer related flooding within the vicinity.
86. The Environment Agency confirmed that the site is in flood zone 1 and they have no knowledge of any flooding. However, there are serious problems in Sydd Brook to which United Utilities originally proposed to discharge the surface water. The Environment Agency would be opposed to any increase in surface water discharges to the watercourse.
87. Following receipt of these comments United Utilities confirmed that the surface water discharge from the proposed development would be restricted to the previous run off rate in agreement with the Environment Agency. United Utilities records provided show that surface water from the property currently drains to the public sewer network. The submitted Flood Risk Assessment states that the surface water strategy for the site is to drain surface water runoff post-development to the same point of discharge at a lesser rate
88. The Environment Agency have requested confirmation on the above point and whether the surface water will discharge to the surface water sewer or to a watercourse. Permission is required from the Environment Agency if the intention is to discharge to the watercourse however permission is not needed if the developers intend to utilise to surface water sewer. The agent for the application has confirmed that surface water will be directed to the existing sewer network with a 20% reduction in current rates. As such the Environment Agency have no objections to the proposal subject to several conditions/ informatives.
89. A number of residents have raised concerns in respect of the capacity of the drainage infrastructure and flooding however United Utilities have no objection to the proposals and it is considered that surface water can be dealt with at the site. Chorley Borough Council has no direct responsibility to solve land drainage flooding but they can, using powers within the Land Drainage Act 1991, enforce maintenance responsibilities and in default carry out that work and recharge the person with riparian responsibility. Full details of surface water drainage water arrangements are required by condition. This condition will include details of measures to reduce water run off outside the boundaries of the site.

Loss of a Locally Listed Building

90. The existing office building located on the site features on the Council's list of Locally Important Buildings. The property is not statutory listed however the Council has drawn up its own list of buildings within the Borough which have historic and/or architectural value and will seek to protect these buildings from demolition or inappropriate alterations.
91. The Council's Conservation Officer has raised concerns in respect of the demolition of this building as he considers that, in accordance with Policy HT10, demolition will only be permitted if the building has been proven to be structurally unsound and incapable of beneficial reuse, which has not be adequately justified.
92. English Heritage have assessed the building in respect of statutory listing the building however they did not consider it worthy of protection and as such the building is not a statutory listed building.

93. Notwithstanding the Conservation Officers concerns the main issues to consider are the fact that:
- The building, although included on the Local List, can be demolished without the need for Planning Permission.
 - The inclusion on the Local List does not constitute statutory listing and when English Heritage assessed the building it was not considered worthy of statutory listing.
 - There has been no interest in the building for conversion (which is demonstrated by the marketing exercise which has occurred at the site)
94. Taking into consideration the above bullet points there is no justification for the retention of this building or to refuse the application on the grounds of the loss of an important historical building. As such the demolition of this building is considered to be acceptable.
95. The MPs letter and the neighbour letters set out objections to the loss of this building. As set out above however the property is not statutory listed or considered worthy of listing and its retention is not justified.

Section 106 Agreement

96. Due to the nature and scale of the development there will be a legal agreement associated with the development. The Section 106 Agreement will include the provision of on site affordable housing. In accordance with Policy L5 of the Regional Spatial Strategy and Policy HS5 of the Adopted Local Plan 20% on site affordable housing will be required as part of the development, in respect of the brownfield element of the site. Based on the illustrative layout this equates to 8 affordable dwellings on the site. As 20% of the number of dwellings proposed on the brownfield part of the site equates to 8.8 units the 0.8 element will be calculated as a commuted sum which will be used for the provision of off site affordable housing
97. In respect of the greenfield element of the site, based on the illustrative layout, a minimum of 50% affordable housing will be required in order to accord with Policies GN3 and HS8 of the Local Plan. This equates to 13 affordable units on the site.
98. In total 21 affordable units will be provided on the site, based on the illustrative layout. Based on need in the area this will be split between 80% rented and 20% intermediate accommodation. The preferred split would consist of 10 x two bedroom and 11 x three bedroom accommodation which reflects need in this area of the Borough. The location of the affordable units will be agreed at reserved matters stage.
99. These units will be managed by a Registered Social Landlord and retained as affordable accommodation for people on the housing need register. Residents have queried whether the properties will be strictly affordable however the Section 106 Agreement will secure this.
100. The Council's Head of Housing has commented on the affordable housing in respect of need within Ecclestone. She has confirmed that *whilst we do have some existing affordable housing stock within Ecclestone, it is limited and does not meet the Net Annual Affordable Need for the area which is 92 units per year. As Ecclestone is a popular area there will be limited turnover of the existing rented properties, and similarly once the Intermediate Housing Units are sold, they form part of the Owner Occupied market and re-sales are infrequent.*
101. *Given that Affordable housing obligations can only be achieved on sites of 15 units or over, we are presented with limited opportunities to meet the indicated need requirements and therefore the Sagar House Site is strategically important in assisting us meeting local need in Ecclestone. We do not at the present time have any other confirmed sites in Ecclestone that contain affordable provision.*

102. The Section 106 Agreement will also include a contribution to equipped play space (J2526 per dwelling) and a contribution towards community recreational amenities.
101. Lancashire County Council (Planning Contributions) have requested a figure of J471,508 commuted sum towards transport, travel plan, education and waste management. These figures are derived from LCC's Planning Contributions document which the Council have not signed up to. There is no justification for these figures and it is not considered that the request meets the tests of Circular 05/2005 in respect of planning contributions.

Overall Conclusion

102. A previous application was refused at the site under delegated powers. The application was refused as insufficient information was submitted in respect of great crested newts and the Council were not satisfied that the illustrative scheme adequately demonstrated that 82 dwellings could be accommodated on the site. As set out within the report the Ecologist is now satisfied in respect of the impact on great crested newts. The number of dwellings has been reduced when compared to the previous scheme and officers are now satisfied that the site can accommodate the number of dwellings proposed. As such the reasons for refusal have now been satisfied.
103. The proposal involves the redevelopment of brownfield land, which is considered acceptable in terms of National Planning Policy. The redevelopment of the greenfield part of the site will make a significant contribution to local housing need, i.e. affordable housing which accords with Policy HS8 of the Local Plan.
104. The proposal does involve the loss of an employment facility however the marketing exercise carried out at the property accords with the Supplementary Planning Guidance with accompanies Policy EM4. The exercise demonstrates that a suitable employment re-use cannot be secured in accordance with Policy EM4.

Other Matters

Public Consultation

104. In accordance with the Council's Statement of Community Involvement the applicants along with their agents undertook consultations with the community prior to submitting a formal planning application. This was undertaken prior to the submission of the previous application and included a public exhibition where neighbours were asked to comment on the proposed scheme.
105. A Statement of Community Involvement forms part of the submitted supporting documentation. The original consultation involved a leaflet drop to neighbouring homes and businesses and a public exhibition at Sagar House. 46 people attended and 12 consultation slips were completed which incorporated 7 supporting the proposals, 2 objecting to the proposals and three undecided. Two layouts were displayed at the original consultation event, one demonstrating 106 dwellings and one demonstrating 101 dwellings.
106. The current proposal has been prepared in an attempt to address the reasons for refusal on the previous application. Prior to the submission of this application a Planning Application Update Sheet and illustrative site layout was sent out to residents inviting them to comment. Two letters were received raising concerns in respect of plot 45. The submitted statement confirms that this property should be a bungalow to take into account level changes. The amended illustrative layout incorporates bungalows along the site boundary

Sustainability

107. The first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), the new style Local Plan, was adopted in

September 2008. As such the scheme will be required to achieve a minimum 10% reduction in energy consumption and accord with Code for Sustainable Homes.

108. To ensure that the future reserved matters application accord with Policy SR1 of the Sustainable Resources DPD appropriately worded conditions will be attached to the recommendation in respect of reducing energy consumption

Waste Collection and Storage

109. The Council's Waste & Contaminated Land Officer has not identified any major concerns in respect of waste collection and storage. All of the highways shown on the amended illustrative layout are shown to adoptable standards which will enable the collection vehicles to access and serve the site.

Eccleston Village Design Statement

110. A few residents have stated that the Eccleston Village Design Statement states that development should be of no more than 20-30 dwellings. However only parts of this document forms part of adopted Supplementary Planning Guidance. The part of the document which states that developments should be in smaller groupings of up to 25 dwellings does form part of the adopted text.

111. However since the adoption of this guidance document in 2001 the Local Plan has been adopted (2003) and Planning Policy Statement 3: Housing has been published (2006). PPS3 encourages the redevelopment of brownfield land and the Policies of the Adopted Plan do not restrict the size of developments in the Village on the proviso that the development accords with the Policy. Given the age of the document, the fact that the document is for guidance only and subsequently adopted Planning Policies only limited weight can be afforded to the Eccleston Village Design Statement. The proposals are considered to be acceptable in terms of National, Regional and Local Planning Policy and it is not considered that guidance with the Design Statement is sufficient to warrant refusal.

Non- material planning considerations

112. The following concerns raised by neighbours are not considered to be material planning considerations:

- 2.5 storey properties out of character-. The submitted Planning Statement indicates that the properties will be a mixture of 1 and 2 storey dwellings. Design and character will be dealt with at reserved matters stage to ensure the properties are in keeping with the character of the surrounding area.
- Housing need- The need for additional housing is not a material planning consideration
- Too many houses- The housing density is below the National standard and the illustrative layout demonstrates that the number of houses proposed can be accommodated on the site. As such the number of dwellings is considered to be appropriate.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25

North West Regional Spatial Strategy

Policies:

DP1, DP4, DP7, RDF1, RDF2, W3, L4, L5, RT9, EM5, EM15, EM16, EM17.

Adopted Chorley Borough Local Plan Review

Policies:

GN3, GN5, GN9, EP4, EP9, HT10, EP17, EP18, HS4, HS5, HS6, HS8, EM4, TR1, TR4, TR18, LT14.

Supplementary Planning Guidance:

- Statement of Community Involvement

- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

5/5/5189- Administrative and Executive Building. Approved 1965

08/01244/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Withdrawn

09/00146/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Refused.

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. An application for approval of the reserved matters (namely siting, scale, external appearance of the buildings and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review

3. The application for approval of reserved matters shall be accompanied by full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Each application for approval of Reserved Matters shall be accompanied by full details of the on-site measures to be installed and implemented so as to reduce carbon emissions, by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot, by means of low carbon sources has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also include full details of the predicted energy use of the development expressed in terms of carbon emissions (If no data specific to the application is available benchmark data will be acceptable) and how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. The approved details shall be fully implemented and retained in perpetuity

unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

5. The applications for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The details shall include details of the proposed Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 1st January 2010 will be required to meet Code Level 3, all dwellings commenced after 1st January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Codes for Sustainable Homes. The development shall not commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

7. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development. The plan shall include methods to establish habitats as well as appropriate aftercare and long term management. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. The existing hedgerows on site shall be retained and where this is not possible then replacement hedgerows will be required as part of the landscaping scheme/habitat creation and management plan. The landscaping thereafter shall accord with the approved plan.

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

10. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a photographic record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion the photographic record shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of historical importance associated with the building/site and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment

11. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the submitted details the application for reserved matters shall be accompanied by full details of the access junction to the site with Langton Brow. The junction thereafter shall be completed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review

14. Due to the size of development and sensitive end-use, no development shall take place until:

- a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Planning Policy Statement 23: Planning and Pollution Control

15. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use, in accordance with PPS23.

16. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. The details shall include a strategy to attenuate surface water discharges and measures to reduce land flooding from within the site to outside the boundaries of the site. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 Development and Flood Risk

17. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

18. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

19. The development hereby approved shall be carried out in accordance with the Great Crested Newt Outline Mitigation set out within Section 6 and Appendix 1 of the Great Crested Newt Assessment undertaken by Scott Wilson dated August 2009.

Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.

20. Prior to the commencement of the development details of a suitable receptor site for any great crested newts (GCN) trapped as a result of exclusion techniques shall be submitted to and approved in writing by the Local Planning Authority. These details should include a Management and Maintenance Plan to run for a minimum of 5 years and Post Development Monitoring for a period of 4 years in accordance with Section 6.1.4 of the GCN Assessment. The development thereafter shall be carried out in accordance with the approved plan.

Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.

21. Prior to the commencement of the development a scheme for the creation/ enhancement of 0.27 hecatres of intermediate terrestrial habitat for Great Crested Newts within the development site shall be submitted to and approved in writing by the Local Planning Authority. This should include: planting a dense hedgerow along the northern boundary of the site, retention/ enhancement of rough grassland along the north-west boundary and retention/ enhancement of rough grassland in the north-east corner of the site. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.

22. The outline planning permission hereby approved relates to the erection of upto 70 residential units. The application for reserved matters shall not exceed 70 residential units.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy HS4 of the Adopted Chorley Borough Local Plan Review

23. The approved plans are:

Plan Ref.	Received On:	Title:
1048.10	27th October 2009	Location Plan
S08/148	27th October 2009	Topographical Land Survey
1101.SK10C	15 th November 2009	Illustrative Layout

Reason: To define the permission and in the interests of the proper development of the site.
