



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

26 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320110597P

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR First name: HARRY
Last name: HITMAN
Company (optional): BROOKHALL VILLAGE LTD.
Unit: House number: House suffix:
House name: THE ESTATE OFFICE
Address 1: BROOKHALL VILLAGE
Address 2: OLD LANCRO
Address 3:
Town: BRANCOCK
County: LANCASHIRE
Country: UK
Postcode: BB6 8AY

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

RE-APPLICATION FOR A SINGLE LIVE WORK UNIT AS GRANTED UNDER
CONSENT 3/2006/0008 ON THE FORMER HOSPITAL BOWLING GREEN.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: THE BOWLING GREENAddress 1: CHERRY DRIVEAddress 2: BLOCKHALL VILLAGEAddress 3: Town: OLD LANCASHIRECounty: LANCASHIREPostcode (optional): Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

Site is located on the South side of
Cherry Drive opposite the childrens
playground.

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

GRAEME THORPE

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

The site has been discussed over a 12
month period. Last contact was by
phone on 11/07/11

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		BRICK	☐	☐
Roof		SLATE	☐	☐
Windows		DOUBLE GLAZED	☐	☐
Doors		UPVC	☐	☐
Boundary treatments (e.g. fences, walls)		HEDGES AND FENCING	☐	☐
Vehicle access and hard-standing		PARKING AREA FOR 10 VEHICLES	☐	☐
Lighting			☐	☒
Others (please specify)			☐	☒

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

- SITE LOCATION PLAN
- DRAWING NO. 0563-05
- SITE LAYOUT PLAN
- A+A STATEMENT
- DRAWING NO. 0563-06

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MARKED X ON SITE LOCATION DRAWING

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

Arbit former Bowling Green

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Hospital Bowling Green

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

1990

Does the proposal involve any of the following?
 If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐				✓		1
Flats and maisonettes	☐						
Live-work units	☐					✓	1
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							2

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Total proposed residential units (A+B+C+D) = 1**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Total existing residential units (E+F+G+H) = 0**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify <i>LIVE/WORK</i>	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	<i>NOT KNOWN</i>	<i>NOT KNOWN</i>	<i>NOT KNOWN</i>

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

02/07/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

11/07/11

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant

Or signed - Agent:

Date (DD/MM/YYYY):

11/07/11

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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GLENEAGLES DRIVE

CHERRY DRIVE

SITE LOCATION PLAN

SCALE - 1 : 1250 @ A4

320110597P

11 July 2011

Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Dear Sir/Madam

The Bowling Green, Brockhall Village, Lancashire

Please find enclosed Planning Application for the above site including Site Location Plan and drawings 563-05 and 563-06, completed form and Certificate, Tree Survey and Design & Access Statement.

Identical drawings for this application site form part of planning application 3/2006/0008 and it is considered that this is a material consideration to which significant weight should be attached. This permission was for 26 live/work units and was superseded by permission 3/2006/0830/P for 24 live/work units. This second application had mistakenly excluded the site which is the subject of this application. Since the second application was approved various further changes have been permitted reducing the actual number of live/work units from 24 to 17.

When the first application was submitted it was agreed that the residents of the Bowling Green Cottages would receive extensions to their domestic gardens and this, as you will see from the application drawings, will remain the case.

We have been in negotiations with both RVBC and various Housing Association's over the last 18 months with a view to utilising this site for an affordable housing scheme of some 15 units. When we consulted local residents we received a predominantly negative response with many neighbours to the site reacting quite badly to that prospect. We are therefore seeking to bring matters to a close by re-instituting an already approved development for the site which will be in keeping with the local area, and has been accepted as such by the local planning authority, and will cause least offence to those dwellings which neighbour the site. We do not believe that there have been any material changes in circumstances which would lead the local planning authority to reaching a different decision.

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Meetings were held with Dave Hewitt on site to discuss the trees in line with the proposed affordable scheme. Many were likely to have been felled under that scheme with mitigation measures taking place elsewhere on site. With the scheme as proposed in this application all of the trees noted as being of importance will be retained.

We believe that this scheme will further enhance the character of Brockhall Village and move one step closer to every resident's aspiration of living on a completed development.

Yours sincerely,

Harry Hitman

Director

Tel: 07815 780 794

INTRODUCTION

The content of the application to which this statement relates was first seen by Ribble Valley Borough Council as part of an application for 26 live/work units under reference 3/2006/0008 which was granted consent on 30th March 2006. A subsequent application, reference 3/2006/0830 was submitted for 24 live/work units which mistakenly excluded the current application site, this application was also granted consent at the end of 2006. Since the time of the second consent further reductions in the number of units built have occurred through various planning consents. The 24 proposed under application 3/2006/0830 now stand at 17.

Prior to the first of the aforementioned planning consents support for development of the Bowling Green was given by the local Constable PC Wareing as the area had become a meeting place for local youths who would cause a persistent nuisance. To this day the problem remains.

The following professionals were consulted when this site first appeared under application 3/2006/0008:

- a) Emma Jones, Director of Enterprise Nation, which is operating an eighteen month campaign on behalf of the NWDA to promote live/work in the region, incorporating promotion of the Brockhall Village development, as an exemplar.
- b) Andy Ashcroft, Head of Rural Policy at Lancashire County Council and Chair of the Defra Rural Delivery Pathfinder Task Force which has supported the concept of live/work development at Brockhall Village.
- c) John Wellbank, Director of Lancashire Rural Futures, which is participating in the promotion of the Brockhall Village development, as an exemplar.
- d) Robert Hindle, Director of Rural Innovations, the consultancy nominated by Ribble Valley Borough Council to provide policy advice on the live/work concept.

ASSESSMENT

A sophisticated assessment of the physical, social, economic and planning policy context of the development scheme was prepared in connection with the application which led to the permitted scheme and does not need to be repeated here. The only changes that have occurred in the intervening period have been the construction of the permitted road and services infrastructure and completion of the construction of the adjoining development at Dickens

Court and Chapel close and the beginning of the construction of the Weavers Loft and Cherry Drive developments.

COMMUNITY INVOLVEMENT

As well as the soundings referred to under INTRODUCTION above, informal soundings have been taken in the village and the intended contractors were consulted. Adjoining residents of Bowling Green Cottages had asked that some land be reserved for them to extend their rear gardens. This idea was accepted and will form part of the development.

DESIGN

The original pre-marketing exercise found good demand for the largest units in the permitted scheme which are at Hillside and the Old Bowling Green. The design of the buildings is in accordance with the previously approved scheme in terms of layout, scale, landscaping and appearance. The architect has made sure that the design is sympathetic to neighbouring buildings and fits with the local vernacular.

USE

The application land is to be used for the provision of one single live/work unit using the same aggregate size as in the permitted scheme and with the same proportion of floorspace designed for employment use. Access to the live/work unit is by the same road network and incorporates the same provisions for disabled access as does the permitted scheme.

LAYOUT

The application site is located on the former hospital Bowling Green. It is accessed from the southern boundary where it has a large frontage to Cherry Drive. All parking will be off road and on site.

SCALE

The scale of the property has been designed to mirror nearby development of a similar size, namely those detached properties on The Drive. In maintaining this relationship with neighbouring properties the effect on the immediate neighbours; Watling Gate and Bowling Green Cottages will be kept to a minimum.

LANDSCAPING

The principal landscape provision for the village has been provided under previous planning permissions and have, most recently, included a children's kick about area, a formal garden and the areas surrounding the village hall. The treatment of verges, forecourts and garden areas under the

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application scheme is to be the same, mutatis mutandis, as for the permitted scheme.

APPEARANCE

The rationale underlying the design is to provide the size and type of live/work unit dictated by the pre-marketing exercise within the same aesthetic as that which inspired the permitted scheme and, where possible, to reflect features of Dickens Court, which is now taking shape. Key features include the glazed panelling, cedar boarding and glass balconies and feature entrance canopies.

ACCESS

As explained above, this application is based on the same road access as the permitted scheme. It therefore provides the same access – up to the proposed buildings – as the permitted scheme. Each building is designed in accordance with Current DDA requirements and Approved Document M of the Building Regulations.