



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

320110710P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	A	Surname:	Patel
Company name:	c/o Cassidy + Ashton Group Ltd				
Street address:	7 East Cliff		Telephone number:	Country Code	National Number
Town/City:	Preston		Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:	PR1 3JE				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Cassidy and Ashton Group Ltd				
Street address:	7		Telephone number:	Country Code	National Number
	East Cliff				
Town/City:	Preston		Mobile number:		
County:	Lancashire		Fax number:		
Country:			Email address:		
Postcode:	PR1 3JE		christaylor@cassidyashton.co.uk		

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access

☐ Appearance

☐ Landscaping

☒ Layout

☒ Scale

Please describe the proposal:

Residential Development

Has the building or works already been carried out?

☐ Yes

☒ No

OUTLINE APPLICATION FOR THE FRECTION OF 9 DWELLINGS

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:

Suffix:

House name:

FELL VIEW

Street address:

BARNACRE ROAD

LONGRIDGE

Town/City:

PRESTON

County:

Postcode:

PR3 2PD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

360038

Northing:

437779

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do 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)

7504-P110 - Proposed Site Layout

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Bins to be located in gardens.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling bin space to be within gardens.

8. Authority Employee/Member

With 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 member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

To be agreed - Appearance reserved

Roof - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

To be agreed - Appearance reserved

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

To be agreed - Appearance reserved

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

To be agreed - Appearance reserved

Boundary treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

To be agreed - Appearance reserved

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Black Bitmac to roads & footpaths

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Street Lighting to be agreed

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

7504-L101 Site Location Plan
7504-L102 Site Section
7504-P110 Proposed Site Plan
7504-P111 Proposed 3 Bed Detached
7504-P112 Proposed 3/4 Bed Houstype
7504-P113 Proposed 4 Bed Houstype
7504-Design & Access Statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	18	18
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
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

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 an appropriate 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

☒ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

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:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Fell View Care Home

When did this use end (if known) (DD/MM/YYYY)?

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

17. Residential Units (continued)**Market Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			4	5	
Flats/Maisonettes		0			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

9

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

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
 ☐ Unknown
19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

3,373

sq. metres

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:

N/A

Is the proposal for a waste management development?

☐ Yes
 ☒ No
23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes
 ☒ No
24. 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)

☒ The agent
 ☐ The applicant
 ☐ Other person

25. Certificates (Certificate A)

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date

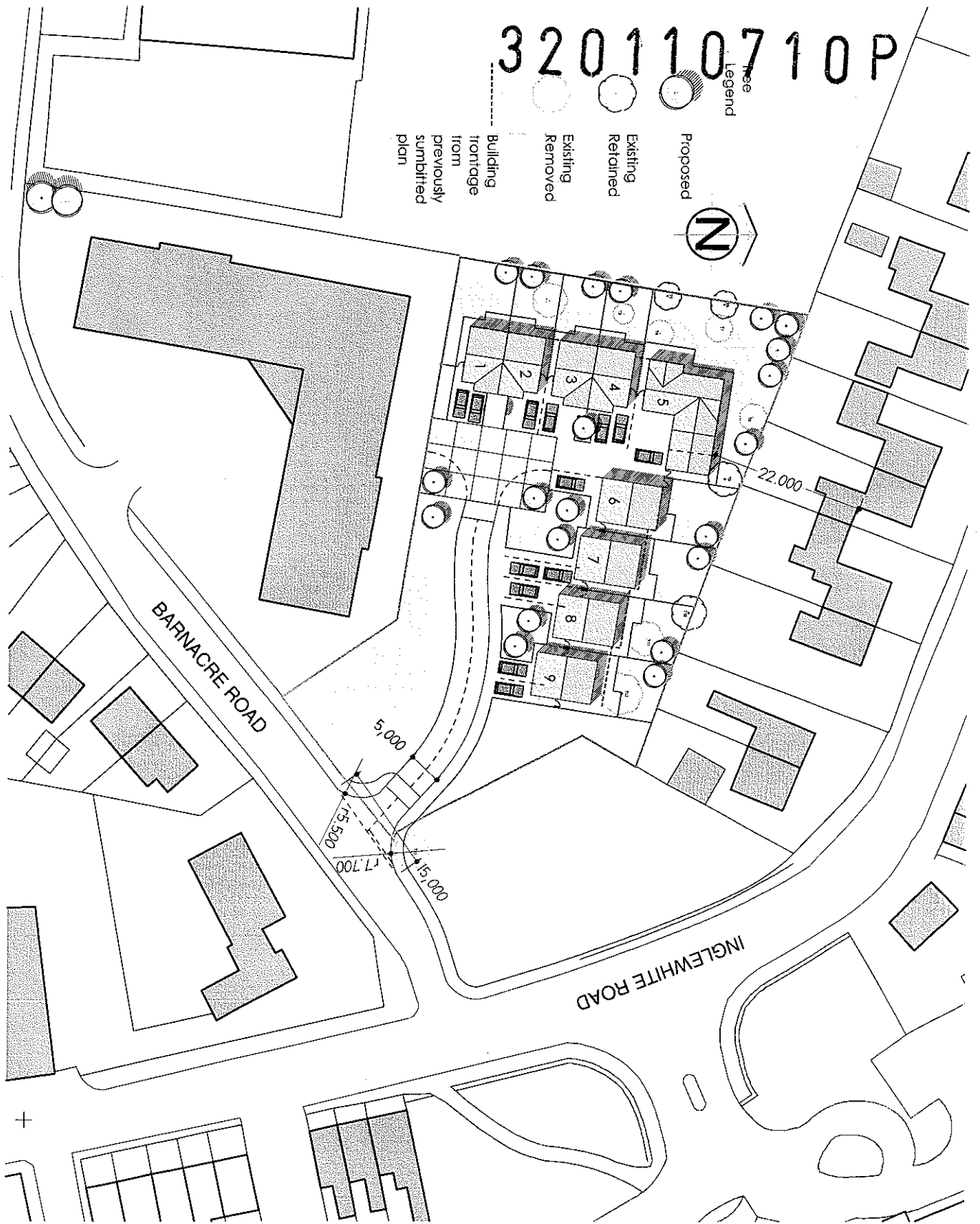
320110710P



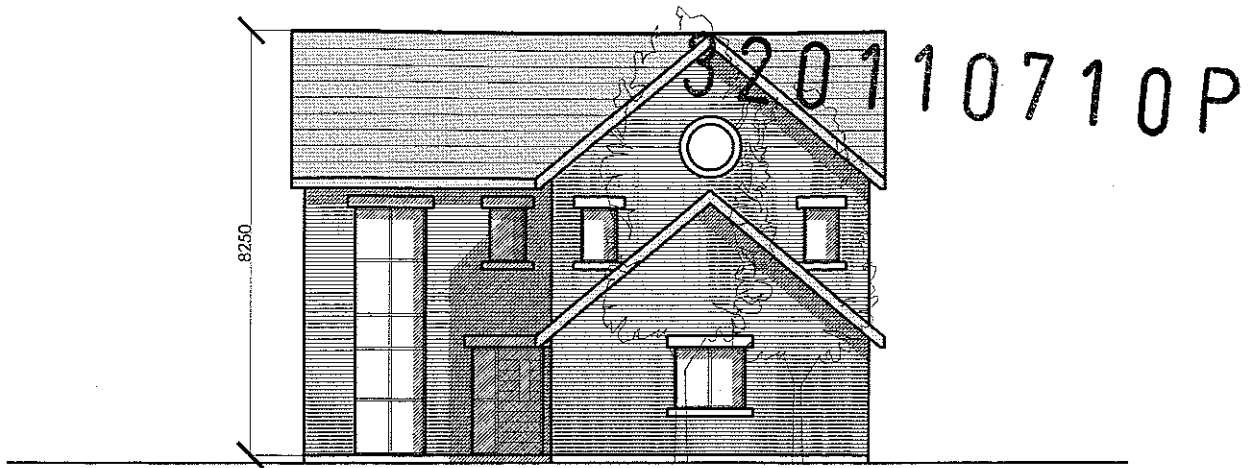
20110710P
FELL VIEW - BARNACRE RD - LONGRIDGE
SITE LOCATION PLAN

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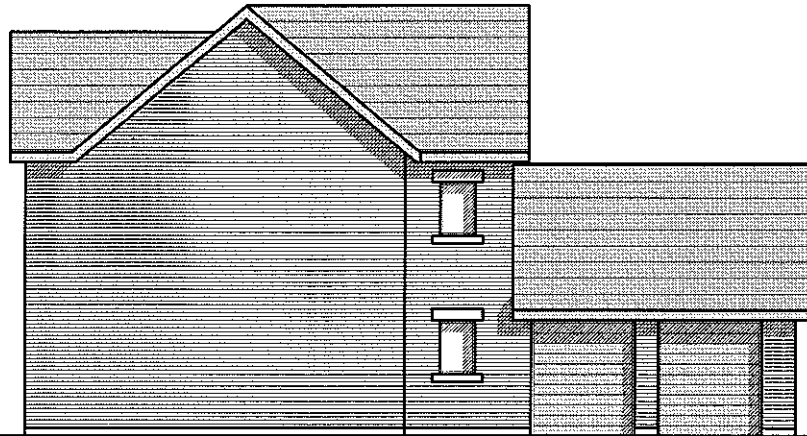
Legend
 Proposed
 Existing Retained
 Existing Removed
 Building Footage from previously submitted plan



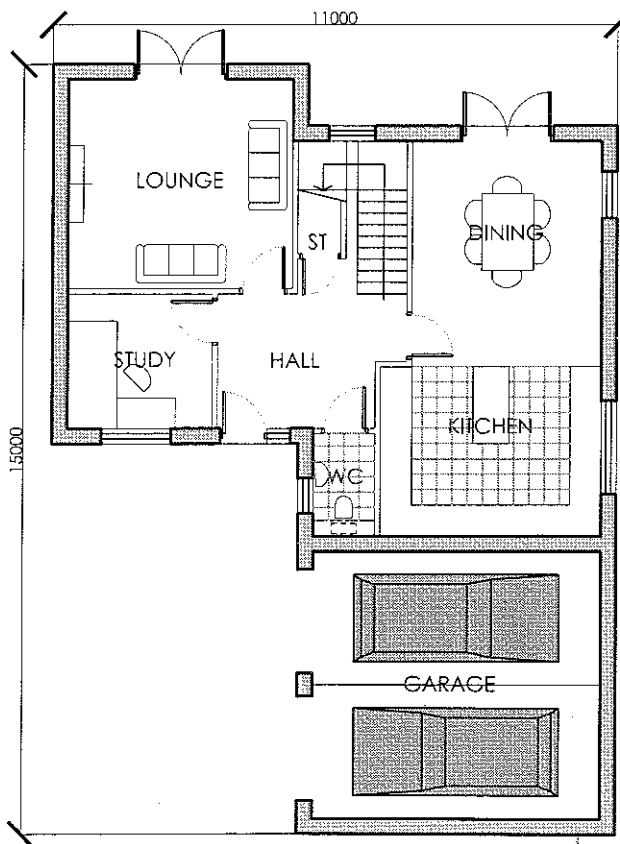
FELL VIEW - BARNACRE RD - LONGRIDGE
 PROPOSED SITE LAYOUT



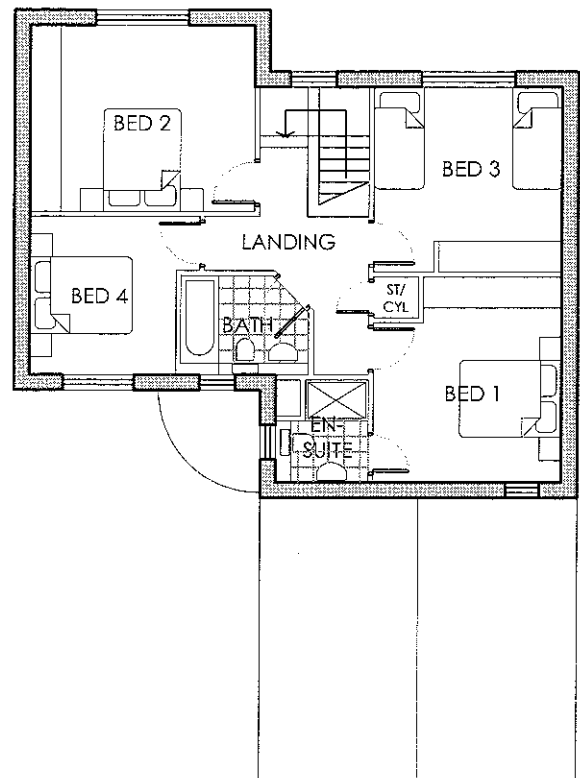
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR



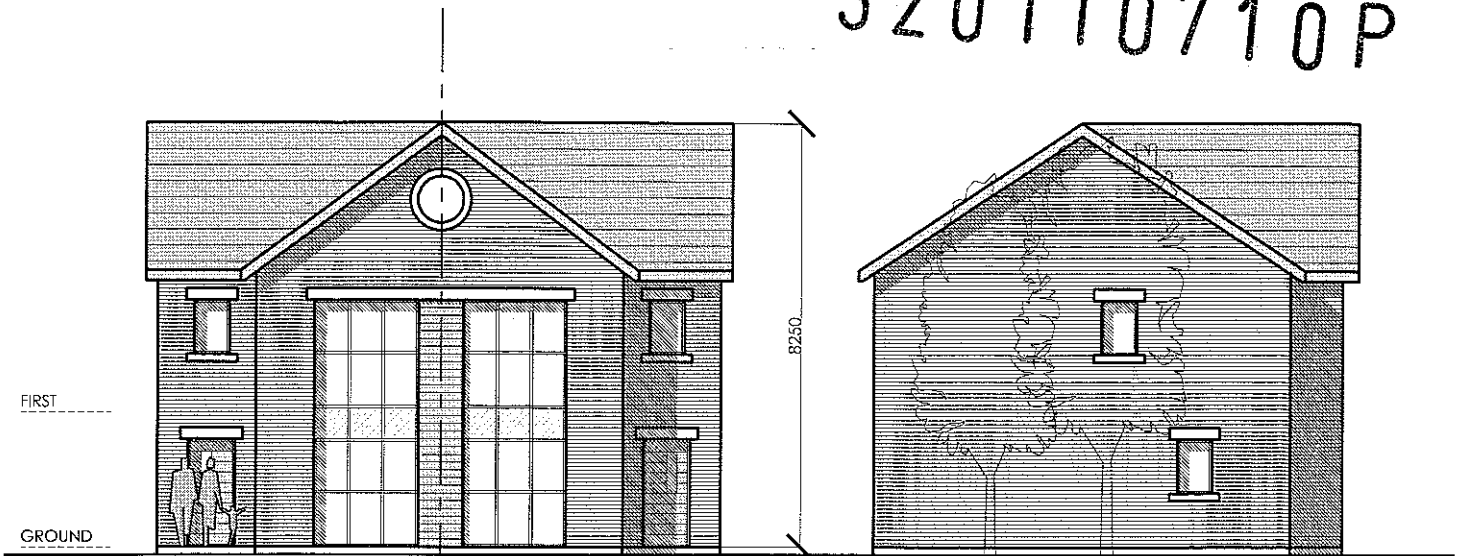
FIRST FLOOR

FELL VIEW - LONGRIDGE
PROPOSED 4 BED HOUSE TYPE



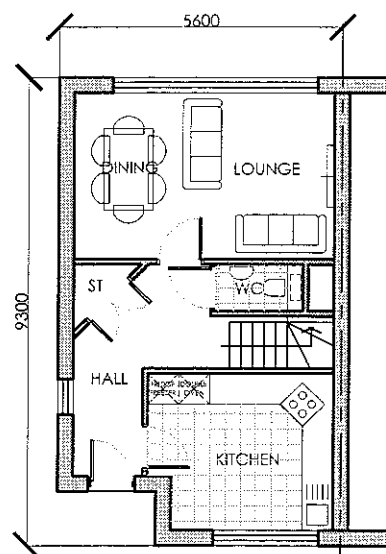
CASSIDY ASHTON

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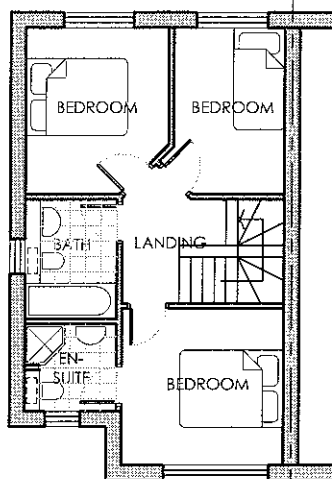


FRONT ELEVATION

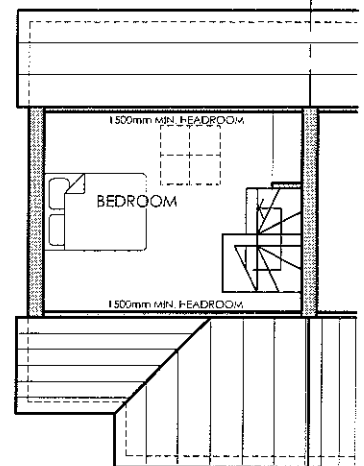
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

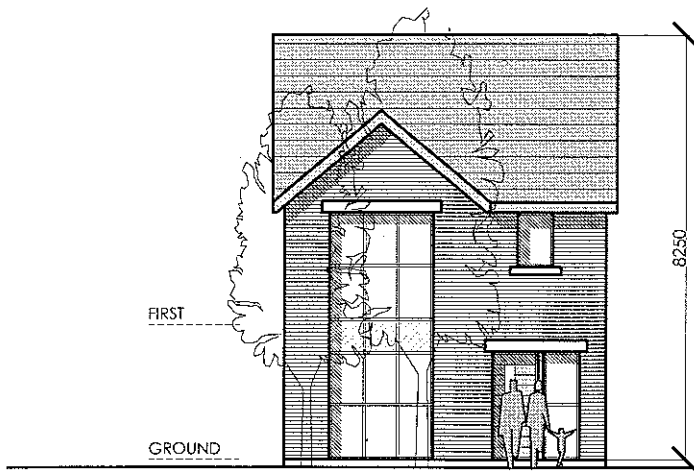
FLOOR AREA
113.5m² (1233ft²)

FELL VIEW - LONGRIDGE
PROPOSED 3/4 BED HOUSE TYPE

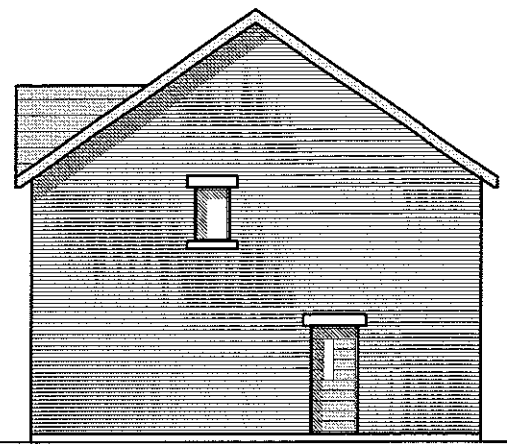


CASSIDY ASHTON

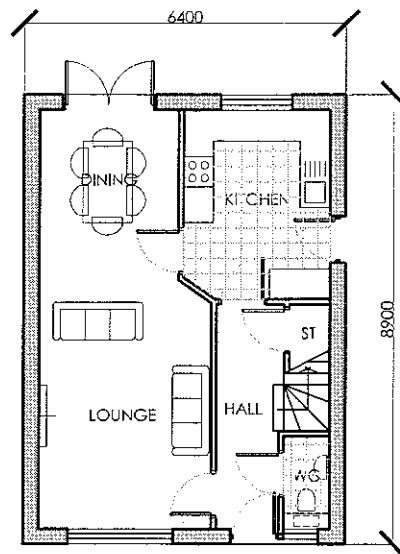
320110710P



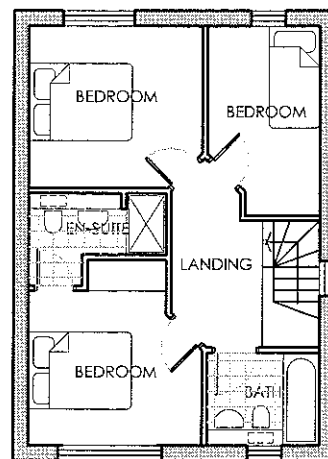
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

FLOOR AREA
93m² (1001ft²)

FELL VIEW - LONGRIDGE
PROPOSED 3 BED DETACHED



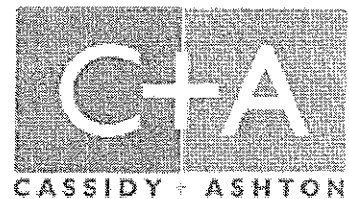
CASSIDY ASHTON

320110710P

PROPOSED
RESIDENTIAL DEVELOPMENT
COMPRISING 9 DWELLINGS ON
LAND AT FELL VIEW,
LONGRIDGE

PLANNING, DESIGN AND ACCESS STATEMENT

prepared by



7 EAST CLIFF
PRESTON
PR1 3JE

on behalf of

September 2011

Ref. 7504

1.0 INTRODUCTION

1.1 Preamble

- 1.1.1 This statement is being submitted in support of a planning application for 9 no. dwellings at Fell View, Longridge
- 1.1.2 An application was submitted previously, ref: 3/2009/0968, and was refused at committee on 7th April 2011 despite a recommendation for approval at Officer level.
- 1.1.3 Changes have been made to the scheme following a meeting with the Local Authority, namely:
 - Plots 8 and 9 have moved more into the site
 - North facing windows in plot 5 have been removed
 - Ridge height of plots 6 – 9 lowed
- 1.1.4 The statement demonstrates the proposal's compliance with national and local planning policy and describes how relevant design and access issues have been considered and addressed throughout scheme development.

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2.0 SITE CONTEXT

2.1 Physical context

- 2.1.1 The application site consists of 0.34ha of land to the North West of the centre of Longridge.
- 2.1.2 The site currently has a sub station on part of it with the rest of the site vacant.
- 2.1.3 The vehicular and pedestrian access is provided from Barnacre Road, located to the South Western edge end of the site.
- 2.1.4 Visually, the site is of little character with grassed areas and areas of bitmac.
- 2.1.5 The area is residential in character, comprising a variety of house types and styles ranging from large traditional detached and semi-detached properties along Barnacre Road and Inglewhite Road. Adjacent to the application site is a newly constructed Nursing/Care facility with Barnacre Road Primary School further along Barnacre Road. Houses in the area comprise of a mixture of designs and facings with Stone, Red Brick and White Render being more prominent.

2.2 Social and Economic Context

- 2.2.1 Longridge and the site in particular is well connected to the motorway network, with easy access to the M6. There are frequent bus services operating locally. The town has a strong visitor economy and there is a higher than average proportion of retirees living within the area

3.0 PLANNING POLICY CONTEXT

3.1 Context

- 3.1 This section provides an overview of the national, regional and local planning policies that are relevant to the proposed development.

3.2 National Planning Guidance

- 3.2.1 The key national planning guidance in relation to this application is contained within PPS1 [Delivering Sustainable Development], PPS3 [Housing] and PPG 13 [Transport].

- 3.2.2 **PPS1** seeks to ensure, *"high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted"*

- 3.2.3 The need to promote the more efficient use of land through higher density, mixed use development is emphasised together with the priority of bringing vacant and previously developed land/buildings back into beneficial use. It is indicated that the design of developments should contribute to the creation of safe, healthy, crime free, sustainable, liveable and mixed communities.

- 3.2.4 All developments should address, *"the causes and impacts of climate change, the management of pollution and natural hazards, the safeguarding of natural resources, and the minimisation of impacts from the management and use of resources"*.

- 3.2.5 **PPS3** stipulates that new residential development should be well integrated with, and complement neighbouring buildings and the local area in terms of scale, density, layout and access. It should create, or enhance a distinctive character and support a sense of local pride and civic identity.

- 3.2.6 However, the document states that,

"The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form"

3.2.7 **PPG2** maintains that,

"The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design."

- 3.2.8 **PPG13** seeks to deliver a safe, efficient and integrated transport system to support a strong and prosperous economy. It encourages development which is in accessible locations and reduces the need for travel by car [para. 4].

3.3 Regional Spatial Strategy

- 3.3.1 The Regional Spatial Strategy for the North West was adopted in September 2008. It contains several policies of relevance:
- 3.3.2 Policy DP 4 - requires the following sequential approach: first, using existing buildings and previously developed land within settlements; second, using other suitable infill opportunities within settlements; third, the development of other land where this is sustainably located
- 3.3.3 Policy DP 5 - Development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally. All new development should be accessible by public transport, walking and cycling, and priority will be given to locations where such access is already available.
- 3.3.4 Policy RT 2 - Maximum parking standards should be applied to developments. The baseline maximum for residential development is 1.5 spaces per unit.
- 3.3.5 Policy L4 - Sets out the methods Local Authorities should use to achieve their targets for housing provision. They are required to:
- encourage the construction of a mix of appropriate house types, sizes, tenures and prices
 - encourage new homes to be built to high standards, ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market

- ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land.

4.0 DESIGN PRINCIPLES AND CONCEPTS

4.1 Amount and Use of Development

- 4.1.1 Due to the location of the site on the edge of the settlement, the predominantly residential nature of surrounding area and the shortage of housing in relation to current Council targets, it was deemed most appropriate to pursue the redevelopment of the site for residential purposes.
- 4.1.2 The proposed development incorporates 9no dwellings. This level of provision was finalised with reference to a number of different factors, particularly the pattern of surrounding development and the site's location on the edge of the built up area. This arrangement offers a very sensitive alternative to higher density development on the edge of the settlement and adjacent to the greenbelt. Notwithstanding this, it still complies with the Council's policy of developing at a minimum density of 30 dwellings per hectare and thus makes an efficient use of land in line with the objectives of PPS1 and PPS3.
- 4.1.3 Due to the number of dwellings proposed, no affordable housing contribution is required, however the quantity of housing proposed has emerged from a response to the constraints of the site and the number of family homes that can be comfortably accommodated, rather than an attempt to reduce numbers artificially in order to avoid provision.

4.2 Layout

- 4.2.1 The site layout has been developed both to make the most efficient use of land and to fit in with the existing street pattern in the locality. Thus, properties are arranged along a road which runs parallel with Inglewhite Road and strengthens the predominant grid formation of local streets. This was also the most practical solution due to the limited width of the site.
- 4.2.2 Compared to the previously submitted scheme, plots 6, 7, 8 and 9 have moved south and are further away from properties on Inglewhite Road.

4.3 Scale

- 4.3.1 The scale and massing of the proposed buildings will be keeping with the character and appearance of the surrounding area. In this scheme, compared to the previously submitted scheme, we have lowered the roof ridge and eaves height of plots 6, 7, 8 and 9.

4.4 Landscaping

- 4.4.1 Due to the small nature of the site and its proximity to the wide open spaces of the green belt, it is not appropriate or practicable to incorporate significant public open space within the development, however all of the dwellings will have private gardens. Elements of hard and soft landscaping will be incorporated within the development more generally, to soften and enhance its appearance, afford a degree of environmental benefit and provide screening of parking areas when viewed from both within and outside of the site.

4.5 Appearance

- 4.5.1 Although the detailed design of the development is reserved for subsequent approval, the external appearance and materials of the properties will be developed in a manner which ensures visual integration with the surrounding townscape and seascape.
- 4.5.2 The development will utilise a range of materials to create a high quality living environment and add visual interest. These may include render and red

brickwork, which feature in local buildings and would be in keeping with the local area.

- 4.5.3 Facing materials will be used in an imaginative yet sensitive manner, to break up the mass of the development, replicate some of the proportions of nearby buildings and add visual interest to the street scene

5.0 ACCESS

5.1 Vehicular and Transport Links

- 5.1.1 The site is well located to take advantage of its proximity to local services and facilities.
- 5.1.2 In respect of accessibility on foot, the site is located within walking distance of the services and facilities within Longridge. This includes a range of shops and financial services, offices and community facilities.
- 5.1.3 While it is possible to walk into the town centre, the site also lies adjacent to a main bus route along Inglewhite Road which provides frequent services around the local area from where connections can be made to any number of destinations. In sustainability and accessibility terms the site therefore satisfies all relevant criteria.

5.2 Pedestrian Access

- 5.2.1 The main pedestrian access will be off Barnacre Road with a footpath link throughout the site.

5.3 Car parking

- 5.3.1 The development will incorporate a single vehicular access from Barnacre Road. Each house will have at least 1 parking space.

- 5.3.2 The opportunity for additional parking provided on driveways or in garages. This mixed approach ensures that cars will not dominate the streetscene, but will still be sufficiently accessible to residents.
- 6.4.3 While there are currently no adopted parking standards within the Ribble Valley Local Plan (as altered), this overall level of provision is within the maximum limit of 1.5 spaces recommended in the Regional Spatial Strategy.

6.5 Other Issues

- 6.5.1 The building will accord with all necessary building regulations and the requirements of the DDA. All buildings will incorporate level entrances or ramps where appropriate in accordance with the appropriate Building Regulations standards. The development provides appropriate accessibility to emergency and other services as necessary.

7.0 SUMMARY AND CONCLUSION

7.1 Planning Policy

- 7.1.1 This statement has demonstrated that the proposed development complies with relevant planning policy in respect of both the general principle of development for residential purposes and the creation of a public car park and in relation to the details of this particular scheme.

7.2 Design and Access

- 7.2.1 The statement has described the process by which the design and access arrangements have been conceived and has demonstrated that the form of development is appropriate in this location.

7.3 Conclusion

- 7.3.1 For these reasons it is considered that planning permission should be granted for the proposed development.

320110710P

TREE SURVEY AND DEVELOPMENT CONSTRAINTS PLAN LAND AT BARNACRE RD LONGRIDGE

Date: 7 1 10

Client: HBS GROUP (UK) Salim Patel

Remit:

- 1 To provide a condition report on the trees to include their size and condition and amenity value and cover the requirements of BS 5837 (2005)
- 2 To indicate the constraints on site development presented by the trees and the implications of tree retention

Background:

The land to the east of the care home is undeveloped with the exception of a central Utility Services building. Further to the east is a property known as 2 Barnacre Rd. The trees on this location have also been surveyed. The main parcel of land is poorly drained and has a northern Boundary hedge with the school to the west

The trees are either early mature maple planted in the 1980s or more recently planted sorbus. The amenity value of the trees is currently low. The retention of certain of the maples which are rated B (Coloured Blue) on the BS 5837 scale would be of screening value as part of any development in the future

The trees are not covered by any protection legislation at the present time. The trees are plotted on a plan provided by the client. The trees have been numbered on the plan and schedule as T1-T15 and include two trees within the hedgeline and school land

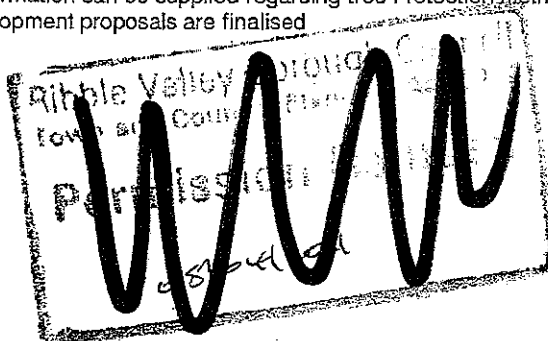
TREE SURVEY

The trees are shown on the unscaled plan and are referred to by their schedule reference number. The schedule includes the required Root protection area for each tree which has retention value

CONCLUSIONS

1. T6,8,9,11,12,14, and 15 are trees worthy of retention in terms of their condition and future growth potential. Most are maple species which have a large leaf shape and good amenity value without dominating height. The proposed layout of the development will allow for the retention of T5/6/8/9/11/12
2. However no tree has overwhelmingly high amenity value given their small size and young age at the present time and removal of some B grade trees would be possible if suitable compensatory planting was available.
3. Root protection areas are shown on the attached plan and referred to on the schedule. Developers and builders should be aware that root protection areas must be fenced off and not breached by storage use, material dumping, compaction or trenching for services or foundations
4. Further information can be supplied regarding tree Protection methods, fencing and method statements when development proposals are finalised

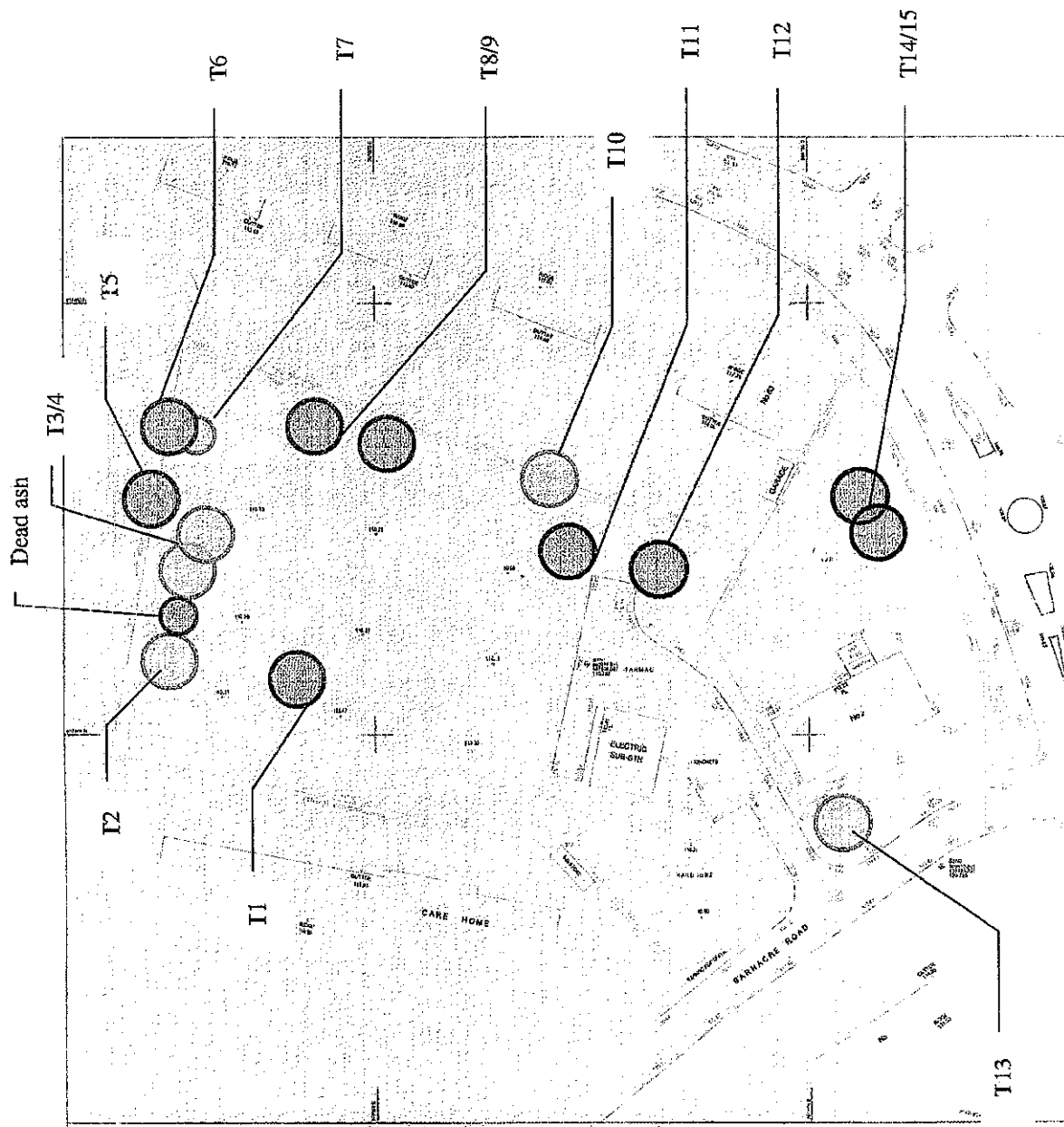
Ken Linfood.
Consulting Arborist



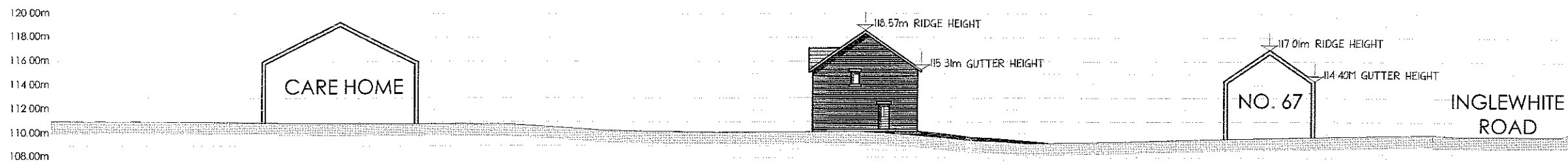
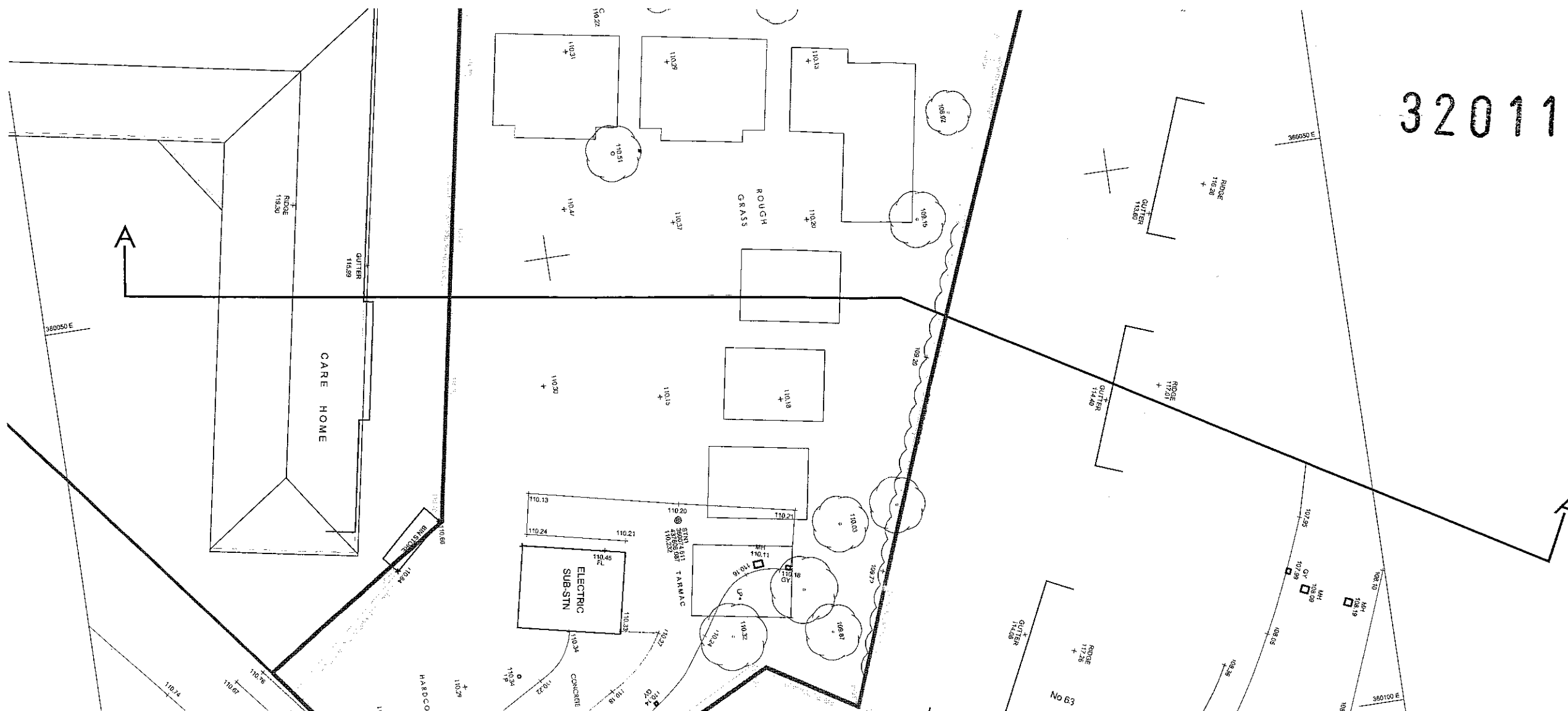
Tree Check Ltd
252 Leyland Lane
Leyland
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FELL VIEW - BARNACRE RD - LONGRIDGE
SITE SECTION A-A
SCALE
1:200 @ 30'
A504 L102