

**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: Miss First name: Surname:

Company name: Gisburne Park Estates Ltd

Street address: C/o Agents

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

**2. Agent Name, Address and Contact Details**

Title: Mr First Name: Alan Surname: Kinder

Company name: Avalon Town Planning

Street address: 2 Reedley Business Centre Redman Road

Town/City: Burnley

County: Lancashire

Country: United Kingdom

Postcode: BB10 2TY

Telephone number: Country Code National Number Extension Number 01282834834

Mobile number:

Fax number:

Email address: planning@avalontp.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:

Outline application for erection of 7 affordable housing dwellings and 14 open market dwellings

Has the building or works already been carried out?

☐ Yes ☒ No

#### 4. Site Address Details

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

|                 |                      |         |                      |
|-----------------|----------------------|---------|----------------------|
| House:          | <input type="text"/> | Suffix: | <input type="text"/> |
| House name:     | Strawberry Fields    |         |                      |
| Street address: | Main Street          |         |                      |
|                 | Gisburn              |         |                      |
| Town/City:      | Clitheroe            |         |                      |
| County:         | <input type="text"/> |         |                      |
| Postcode:       | BB7 4HN              |         |                      |

Description:

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

|           |        |
|-----------|--------|
| Easting:  | 383301 |
| Northing: | 448958 |

#### 5. Pre-application Advice

Has 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):

Officer name:

|                                                 |                |                                      |       |          |        |
|-------------------------------------------------|----------------|--------------------------------------|-------|----------|--------|
| Title:                                          | Mr             | First name:                          | Colin | Surname: | Sharpe |
| Reference:                                      | ENQ/2011/00456 |                                      |       |          |        |
| Date (DD/MM/YYYY):                              | 27/04/2012     | (Must be pre-application submission) |       |          |        |
| Details of the pre-application advice received: |                |                                      |       |          |        |
| Please see attached DAS                         |                |                                      |       |          |        |

#### 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

#### 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:

|                           |
|---------------------------|
| Within domestic curtilage |
|---------------------------|

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

☒ Yes ☐ No

If Yes, please provide details:

|                                                |
|------------------------------------------------|
| In line with local authority collection policy |
|------------------------------------------------|

#### 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):

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**1. Description:**

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:

Das  
Draft Section 106 agreement  
Bat Survey  
Ecological evaluation  
Hin/17 Dwg01  
Hin/17 Dwg02  
Hin/17 Dwg03  
Hin/17 Dwg04  
Hin/17 Dwg05

**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                         | 42                                         | 42                   |
| 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:

Former Gisburn Diner Site

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

01/12/2011

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

### 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<br>Start Time End Time | Saturday<br>Start Time End Time | Sunday and Bank Holidays<br>Start Time End Time | Not<br>Known |
|-----|-----------------------------------------|---------------------------------|-------------------------------------------------|--------------|
|-----|-----------------------------------------|---------------------------------|-------------------------------------------------|--------------|

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Is the site area?

00.87

hectares

**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: Mr

First name: A

Surname: Kinder

Person role:

Agent

Declaration date:

29/05/2012



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: Mr

First Name: A

Surname: Kinder

Person role:

Agent

Declaration date:

29/05/2012



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 29/05/2012

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DATED

6<sup>th</sup> June

2012

GISBURN PARK ESTATES LTD

- and -

LANCASHIRE COUNTY COUNCIL

and

NATIONAL WESTMINSTER BANK PLC

- and -

RIBBLE VALLEY BOROUGH COUNCIL

**SECTION 106 PLANNING AGREEMENT  
TOWN AND COUNTRY PLANNING ACT 1990**

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RELATING TO LAND KNOWN AS

LAND AT THE FORMER GISBURN DINER SITE, MAIN STREET, GISBURN  
LANCASHIRE

**THIS AGREEMENT AND DEED** is made the 6th day of June 2012

**BETWEEN**

- 1 **GISBURN PARK ESTATES LTD** (Company Registration No. 02540296) of  
The Estate Office, Gisburn BB7 4LP (hereinafter called "the  
Developer/Owners")  
and
- 2 **NATIONAL WESTMINSTER BANK PLC** of 33 Lord Street, Wesham  
(hereinafter called "the Mortgagee")  
and
- 3 **LANCASHIRE COUNTY COUNCIL** of County Hall, Fishergate, Preston,  
Lancashire, PR1 8XJ (hereinafter called "the County Council")  
and
- 4 **RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices Church Walk  
Clitheroe Lancashire BB7 2RA (hereinafter called "the Council")  
and

**WHEREAS**

- (1) The Owner is the freehold owner of land at the Former Diner Site, Main Street, Gisburn the title of which land is registered at HM Land Registry under numbers LAN..... and shown edged red on Plan 1 attached hereto ("the Property")
- (2) The Property is subject to a Legal Charge dated the      day of      made between the Owner and the Mortgagee
- (3) The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which the Property is situated and by whom the obligations contain in this Agreement is enforceable
- (4) The County Council is the education authority for the area within which the Property is situated by whom the obligations contained in schedule 3 are enforceable
- (5) The Developer on the 6th day June of Two thousand and twelve applied to the Council for planning permission for a development comprising 21 residential units on the Property as detailed in the plans and particulars deposited with Council under reference 3/2012/0
- (6) The Council is satisfied that the development is such as may be approved by it under the Act of 1990 (as amended) but subject to the Owner entering into

this Planning Obligation Agreement in accordance with Section 106 of the Town and Country Planning Act 1990 ("the 1990 Act")

**IT IS HEREBY AGREED** as follows:

**1. DEFINITIONS**

1.1 In this Agreement unless the context otherwise requires:

**Affordable Housing**

"Affordable Housing" means housing that is affordable to local persons who cannot afford to rent or buy accommodation generally available on the open market on readily available terms who have need of local housing

**Affordable Rented Housing**

"Affordable Rented Housing " means the Residential Unit constructed pursuant to the Planning Permission and transferred to a Registered Provider for allocation as affordable rented housing where the lettings shall be made under a form of tenancy prescribed by the Homes and Communities Agency and at a rent equal to or less than the prevailing affordable rent (inclusive of applicable service charges) permitted by the Homes and Communities Agency which shall normally be 80% of the open market rental value (or the maximum amount of local housing allowance payable for the Dwelling if this is lower than the calculated 80% figure). The Affordable Rented Housing (as identified on Plan 2 attached) shall comprise:

- 7 X 2 Bedroom Houses

**Affordable Housing Unit**

"Affordable Housing Unit" means each unit of Affordable Housing to be constructed on the property pursuant to the Planning Permission and which in total will comprise 7 (seven) Affordable Rented Housing units or Shared Ownership Housing units

**Application**

"Application" means the application for Planning Permission submitted to the Council reference number 3/2012/0 for residential use and associated amenities on the Property

### **Development**

"Development" means such development as may be authorised by the Planning Permission

### **Dispose**

"Dispose" means in relation to the transfer of an interest in property the transfer of a freehold interest or of a Leasehold interest of 99 years or more

### **Education Contribution**

Shall mean the sum of £..... increased by the Indexation Factor from the date 2 years from the date hereof unless it has been paid prior to that date

### **Implementation**

"Implementation" means the carrying out of any of the material operations listed in Section 56 of the 1990 Act pursuant to the Planning Permission provided that for the purposes of determining whether or not the material operation has been carried out there shall be disregarded property surveys and investigations and tests (including drilling bore holes, digging trial pits and taking soil samples) environmental assessments and similar studies (including geological, archaeological and ecological surveys and landscape assessments). Site investigations preparatory works including ground, modelling and contamination remediation works and "implement" and "implemented" shall be construed accordingly

### **'Index'**

"Index means the BCIS All-in Tender Price Index published by the Royal Institute of Chartered Surveyors (RICS) or any successor body (or such other index replacing the same)

### **'Indexation Factor'**

"Indexation Factor" means the recalculation of a financial contribution to be made under this Agreement applying the following formula:

$$\frac{A \times B}{C} = D$$

\_\_\_\_\_ C  
\_\_\_\_\_ where:

A = the contributions payable under Schedule 3 of this Agreement

B = the figure shown in the BCIS All-in Tender Price Index for the period immediately prior to the date of payment under this Agreement.

C = the figure shown in the BCIS All-in Tender Price Index for the period published before the date of this Agreement and

D = the recalculated sum payable under this Agreement.

### **Market Dwellings**

"Market Dwellings" means Residential Units excluding any Affordable Housing Units

#### **Occupation**

"Occupation" shall have the same meaning as defined in the Local Government Finance Act 1988 but for the avoidance of doubt shall not include occupation for the purposes of works carried out prior to or during construction, fitting out, commissioning, advertising, marketing, security or management of land for parking

#### **Plan 1**

"Plan 1" means the Property location plan annexed hereto.

#### **Plan 2**

"Plan 2" means the planning layout identifying the location of the Affordable Housing Units.

#### **Planning Permission**

"Planning Permission" means the Planning Permission granted pursuant to the Application. A draft of which is set out in Schedule 5.

#### **Registered Provider**

"Registered Provider" means ..... Housing Association or another housing association approved by the Council, such approval not to be unreasonably withheld, being a registered social landlord or other body recognised by the Homes and Communities Agency (which shall include any successor in title) as a registered provider of affordable housing in accordance with the provisions of the Housing and Regeneration Act 2008.

#### **Residential Unit**

"Residential Unit" means any unit including house, flat or maisonette to be constructed on the Property pursuant to the Planning Permission primarily for the purpose of residential occupation

#### **Scheme Development Standard**

"Scheme Development Standard" means dwellings constructed in accordance with the 2010 Editions of the Building Regulations Approved Documents including an

element for provision of renewable energy and to a specification to be agreed between the RP and the Developer.

### **Shared Ownership Housing**

**"Shared Ownership Housing"** means the residential units constructed pursuant to the Planning Permission and transferred to a Registered Provider for allocation as Shared Ownership Housing. Each occupier may acquire an interest in the Dwelling of between 25% and 80% and may staircase up to 100% of the Open Market Value of the Dwelling in increments at times of his/her election the balance of the equity in the Dwelling being let to the occupier at a rent equal to or less than that permitted by the Homes and Communities Agency. The Affordable Rented Housing (as identified on Plan 2 attached) shall comprise:

- 7 X 2 Bedroom Houses

### **Interpretation**

- 1.2 The headings in this Agreement do not and will not by implication form any part of this Agreement and shall have no legal force whatsoever
- 1.3 Unless the context requires otherwise reference to this Agreement to a clause schedule or paragraph are references respectively to a clause schedule of paragraph of this Agreement
- 1.4 Where any part to this Agreement comprises two or more persons any obligation on the part of that party contained or implied in this Agreement shall be deemed to be joint and several obligations on the part of these persons and references to that party shall include reference to each or any of those persons
- 1.5 A reference to any statute or statutory section shall be taken to include a reference to any statutory, amendment, modification or re-enactment of it for the time being in force
- 1.6 Words denoting the singular shall include the plural and vice versa words denoting any gender shall include all genders and words denoting persons shall include bodies corporate and vice versa

## **2 Enforceability**

- 2.1 This Agreement is a Planning Obligation with the intent to bind the Property and the Owner and Successors in Title to observe and perform the covenants herein

- 2.2 The obligations of this Agreement shall take effect on the implementation of the relevant part of the development pursuant to the Planning Permission
- 2.3 No persons shall be liable for a breach of covenant contained in this Agreement after he shall have parted with his interest in the Property or the part in respect of which such a breach occurs but without prejudice to liability for any existing breach of covenant prior to parting with such interest
- 2.4 This Agreement shall not be binding or enforceable against any mortgagee or chargee -exercising a power of sale but shall be binding on a Purchaser from a mortgage in possession
- 2.5 The provisions of this Agreement are not intended to be enforceable by any third party (which for the avoidance of doubt shall exclude any statutory successor or authority to the Council or the County Council or successors in the title to the Owner) pursuant to the Contract (Rights of Third Parties) Act 1999
- 3 Expiry Modification Variation or Amendments of Planning Permission**
- 3.1 If the Planning Permission shall expire before implementation of Development or shall at any time be revoked this Agreement shall forthwith determine and cease to have effect
- 3.2 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Property in accordance with any planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement and this Agreement shall not apply to development carried out under any planning permission other than the Planning Permission
- 4 Registration**
- This Agreement is a Local Land Charge and shall be registered as such by the Council
- 5 Service of Notices**
- Any notice or other written communication to be served by one party upon any other pursuant to the terms of this Agreement shall be deemed to have been validly served if delivered by hand or sent by pre-paid registered delivery post to the party to be delivered to the address herein specified or to such other address as may from time to time be notified for the purposes of notice in writing
- 6 Reasonableness**
- Where any agreement, certificate, consent, permission expression of satisfaction or other approval is to be given by any party or any person on

behalf of any party hereto under this Agreement the same shall not be unreasonably withheld or delayed

**7 Covenants**

7.1 The Owners hereby covenants with the Council to perform the obligations as specified in Schedule 1

7.2 ~~—The Council~~owner hereby covenants with the County Council to perform the obligations as specified in Schedule 3

7.3 The Council hereby covenants to perform the obligations as specified in Schedule 2

7.4 The County Council hereby covenants to perform the obligations as specified in Schedule 4

**8 Miscellaneous**

8.1 Nothing in this Agreement shall affect, bind or be enforceable against any individual person in respect of any completed Residential Unit and its curtilage acquired or leased by them for residential occupation on the Property

8.2 Nothing in this Agreement is intended to restrict the exercise by the Council of any of its powers

8.3 If any provision in this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired

8.4 This Agreement is a Deed and is enforceable by the Council and the County Council

8.5 The County Council will upon written request of the Owner at any time after the obligations of the Owner under this Agreement have been fulfilled issue written confirmation thereof

8.6 Any dispute or difference arising between the parties with regard to their respective rights and obligations as to any matter or thing in anyway arising out or connected with this Agreement shall except as otherwise expressly provided be referred to the decision of a single arbitrator to be agreed by the parties or failing agreement between them to be nominated by the President for the time being of the Royal Institute of Chartered Surveyors as the case may be and any such reference shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1996 or any statutory modification or enactment for the time being in force

- 8.7 The Owner shall pay the Council's and the County Council's legal fees incurred in relation to this Agreement on the date of this Agreement in the sum of £330 (three hundred and thirty pounds) and £250 (Two Hundred and Fifty Pounds) respectively.

## **SCHEDULE 1**

The Owner covenants with the Council as follows:

### **1. Affordable Housing**

- 1.1 The Owner covenants with the Council that not less than 7 Dwellings to be constructed on the Site pursuant to the Planning Permission shall be Affordable Housing Units
- 1.2 The Owner covenants with the Council that the Affordable Housing Units shall be made available as 7 Affordable Rented Housing units or Shared Ownership Housing units (or such other type or mix of tenure as the Council may approve in writing)
- 1.3 To construct the Affordable Housing in accordance with the approved planning permission and the Scheme Development Standards and to provide satisfactory evidence of the same to the Council
- 1.4 That not more than 25% of the Market Dwellings shall be occupied until the Owner has entered into a binding Contract with the Registered Provider for the transfer of the completed Affordable Housing Units and no more than 50% of the Market dwellings shall be occupied before the Affordable Housing Units are completed.

### **1.5 Affordable Rent Housing Units**

- 1.5.1 that the Affordable Rent Units be available for rent
- 1.5.2 that on completion of the Affordable Rent Housing Units they will be allocated by 100% nomination arrangements or first let to approved persons nominated by the Council in accordance with the Council's allocations policy
- 1.5.3 that subsequent lets will be on a 50% nomination arrangement to approved persons by the Registered Provider
- 1.5.4 that rents to be charged on the Affordable Rents Housing Units will be in accordance with the Governments Guidance on Affordable rent as issued by the Homes and Communities Agency which governs the rents to be charged by all social landlords whether they be registered providers or local authorities

1.6 **Shared Ownership Affordable Housing Units**

1.6.1 that on completion of the Affordable Housing Units (for Shared Ownership) or as soon as possible thereafter the Registered Provider shall dispose of the Affordable Units intended for Shared Ownership

- (a) at Open Market Value on a Shared Ownership basis with the rental element being discounted by the Registered Provider
- (b) to an Approved person who shall purchase the Affordable Housing Unit for occupation by the Approved person and in accordance with the requirements of this Agreement
- (c) in consultation with the Council and having first obtained the Council's consent to the Disposal to the Approved person

1.6.3 the approved person shall be allowed to purchase additional shares in increments of no less than 10% up to a maximum of 100% provided that at the point of purchase of each additional share they continue to occupy the Affordable Unit in compliance with the requirements of this Agreement

1.6.4 The provisions of Clauses 1.5 to 1.6.4 of this Schedule 1 shall not be binding on a mortgagee in possession of the whole or any part of the Affordable Housing Units but shall be binding on a purchaser from such mortgage in possession

1.7 That each and every Affordable Housing Unit shall not be occupied or purchased by any person except an Approved Person who shall be approved in writing by the Council

1.8 Approved Persons for the purposes of the Affordable Housing Scheme and in order of priority are detailed below:

1.8.1 First time buyers who can demonstrate a housing need for the type of an Affordable Housing Unit who are either:

- a) currently living in the Parish of Gisburn for more than 10 years
- b) currently living in the Parish of Gisburn and have done so continually for between 5 to 10 years
- c) currently living in the Parish of Gisburn and have done so continually for a minimum of 12 months

- d) currently permanently employed in the Parish of Gisburn for a minimum of 12 months and are employed for a minimum of 18 hours per week paid or unpaid or
- e) Persons who at least one of the adult applicants have next of kin who have lived in the Parish of Gisburn continually for a minimum of five years. Next of kin for the purposes of this clause shall be defined as mother, father, brother, sister or adult dependent children.
- f) Persons who are former residents of the Parish of Gisburn who have moved from the Parish because of a lack of affordable housing in the Parish
- g) Non first time buyers who can meet one of the qualification provisions set out at paragraphs a - g above

1.8.2 First time buyers who can demonstrate a housing need requirement for the type of Affordable Housing Unit who are either

- a) currently living in the Parish of Gisburn for more than 10 years or
- b) currently living in the Parish of Gisburn and have done so continually for between 5 to 10 years or
- c) currently living in the Parish of Gisburn and have done so continually for a minimum of 12 months
- d) currently permanently employed in the Parish of Gisburn for a minimum of 12 months and work for a minimum of 18 hours per week paid or unpaid or
- e) Persons who at least one of the adult applicants have next of kin who have lived in the Parish of Gisburn continually for a minimum of five years. Next of kin for the purposes of this clause shall be defined as mother, father, brother, sister or adult dependent children.

- f) Persons who are former residents of the Parish of Gisburn who have moved from the Parish because of a lack of affordable housing in the Parish
- g) Non first time buyers who can meet one of the qualification provisions set out at paragraphs a- g above

1.8.3 First time buyers who can demonstrate a housing need requirement for the type of Affordable Housing Unit who are either

- a) currently living in the Borough of Ribble Valley for more than 10 years or
- b) currently living in the Borough of Ribble Valley and have done so continually for between 5 to 10 years or
- c) currently living in the Borough of Ribble Valley and have done so continually for a minimum of 12 months or
- d) currently permanently employed in the Borough of Ribble Valley for a minimum of 12 months and work for a minimum of 18 hours per week paid or unpaid or
- e) Persons who at least one of the adult applicants have next of kin who have lived in the Borough of Ribble Valley continually for a minimum of five years Next of kin for the purposes of this clause shall be defined as mother, father, brother, sister or adult dependent children.
- f) Persons who are former residents of the Borough of Ribble Valley who have moved from the Borough because of a lack of affordable housing in the Borough
- g) Non first time buyers who can meet one of the qualification provisions set out in paragraphs a -g above

## 2 Wheeled Bins

To pay the Council upon the first occupation of any dwelling the sum of £ xxxx in respect of the administration and delivery of wheeled refuse bins.

### **SCHEDULE 3**

#### **The Owner's Covenants with the County Council.**

##### **1. Education Contribution**

- 1.1 Not to occupy nor permit the occupation of the 10<sup>th</sup> Residential Unit until 50% of the Education Contribution has been paid to the County Council.
- 1.2 Not to occupy nor permit the occupation of the 21<sup>st</sup> Residential Unit until 100% of the Education Contribution has been paid to the County Council.

#### **SCHEDULE 4**

##### **The County Council's Covenants with the Owner**

##### **1. Use and return of contributions**

1.1 The County Council shall not use the Education Contribution other than for the purpose of a contribution towards the costs of the provision of an additional \_ pupils within the following Secondary Schools.....

1.2 The Council shall hold the Education Contribution in an interest bearing account pending use for the purpose set out in paragraph 1.1 above.

1.3 If on the day 5 years after the day on which ~~any~~the last payment from the Owner under this deed was received a part of the sum paid or of the interest earned on it has not been used by the County Council in accordance with paragraph 1.1 of this Schedule, the County Council shall return the unspent portion to the party who made such payment together with any interest earned on it.

1.4 Upon request, the County Council shall provide to the Owner reasonable evidence as to the expenditure of the sums paid by the Owner under this agreement.

**SCHEDULE 5**  
**DRAFT PLANNING PERMISSION**

**IN WITNESS** whereof this Deed has been duly executed by the parties the day and year first before written

**THE COMMON SEAL OF** )  
**RIBBLE VALLEY BOROUGH COUNCIL** )  
**Was hereunto affixed to this Deed in the** )  
**presence of:** )

**Mayor**

**Chief Executive**

**EXECUTED AND DELIVERED AS A DEED**  
**BY GISBURN PARK ESTATES LTD**  
**Acting by two Directors or one Director and**  
**The Company Secretary**

**Director**

**Director/Secretary**

**THE COMMON SEAL OF**  
**LANCASHIRE COUNTY COUNCIL**  
**Was hereunto affixed to this Deed in the**  
**presence of:-**

**Authorised Officer**

THE COMMON SEAL OF  
NATIONAL WESTMINSTER BANK PLC  
Was hereunto affixed to this Deed  
in the presence of:-

Authorised Sealing Officer

# Avalon

Chartered Town Planning



RTPI

modification of space - making of place

Town Planning - Architectural Design - Building Regulations - Surveying

## 320120497 P

### PLANNING STATEMENT

**FORMER GISBURN DINER, MAIN STREET, GISBURN**

**OUTLINE APPLICATION FOR THE ERECTION OF  
14 OPEN MARKET DWELLINGS AND  
7 SOCIAL HOUSING PROPERTIES**

**May 2012**

Directors - Alan Kinder, Dip.T.P. (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

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## 1 INTRODUCTION

- 1.1 This planning statement supports an outline planning application for the erection of 14 open market dwellings and 7 social housing properties which are to be erected at the former Gisburn Diner on Main Street in Gisburn
- 1.2 The primary purpose of this planning statement is to demonstrate that the proposed development complies with national planning guidance and with the statutory development plan. To this end brief reference will be made to the site circumstances and to the planning history of the site, and the proposed scheme will briefly be described. Full details of these matters are provided in the Design and Access Statement.
- 1.3 The main focus of this statement therefore will be an assessment of the proposed development against the requirements of national planning guidance and the development plan policies; it will identify those elements that are of particular relevance to the proposal and describe the on-going changes to the development plan.
- 1.4 Having demonstrated that the proposal complies with government guidance and the development plan, the statement will conclude that outline planning permission should be granted.
- 1.5 In addition to the drawings, this Planning Statement and the Design and Access Statement, the following documents are included in the planning submission:
- Bat Survey prepared by Pennine Ecological
  - Ecology Report prepared by Pennine Ecological

## 2 SITE DESCRIPTION

- 2.1 The application site extends to 0.87 hectares. Most of the site comprises the former Gisburn Diner, with the addition of a small parcel of land to the west.

The site is partly within and partly without the settlement boundary as defined on the Ribble Valley Districtwide Local Plan proposals map.

- 2.2 The application site is situated on the A59 with access to Clitheroe, which is one of the Borough's main settlements. Local services are available within Gisburn.

### **3 PLANNING HISTORY**

- 3.1 The Gisburn Diner was preceded by a business called Strawberry Fields. However both closed within a relatively short period of time and the site is currently unoccupied.

### **4 PROPOSED DEVELOPMENT**

- 4.1 This is an outline application for the erection of 14 open market dwellings and 7 social housing properties. Access and layout are for determination at this stage with all other matters reserved for later determination. The scheme will include five bungalows, the rest of the properties being two storey. The existing building is to be demolished.
- 4.2 The social housing will comprise two storey semi-detached and terraced properties, with management provided by an approved social housing provider. They will be distributed along the southern side of the site.
- 4.3 Further details are provided in the Design and Access Statement

### **5 PLANNING POLICY CONTEXT**

#### **5.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

- 5.1.1 The NPPF replaces Planning Policy Guidance and Planning Policy Statements that previously detailed government strategy and informed development plan policies. Full weight must be given to the advice detailed in the NPPF.

5.1.2 Paragraph 14 of the NPPF states that *"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking"* The paragraph goes on to state that development proposals which accord with the development plan should be approved without delay, and that *"... where the development plan is absent, silent or relevant policies are out-of-date..."* planning permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"*. Paragraph 197 confirms that *"In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development"*.

5.1.3 The NPPF also sets out 12 core planning principles that will ensure the provision of sustainable development. Of particular relevance to the application, bearing in mind that this is an outline application seeking consent for access and layout only at this stage, is the requirement that planning should *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth"*. There is a need for market and social housing in the Borough; this site offers the chance to provide housing close to and therefore within walking distance of employment opportunities.

5.1.4 There are also requirements to develop land of lesser environmental value and previously used land. Most of the application site is previously used land, which has therefore effectively lost its rural land use and by extension its rural character.

5.1.5 With regard to the provision of housing, the NPPF sets out in paragraph 47 what local planning authorities should do *"To boost significantly the supply of housing"*. Of particular note amongst the requirements is that Councils are required to identify sites *"... sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%",* and *"Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% ... to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"*.

5.1.6 Paragraph 49 makes two key points, firstly that *"Housing applications should be considered in the context of the presumption in favour of sustainable development"*, and secondly that *"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites"*. The Council acknowledge that they currently have a significant shortfall in the required five year supply of deliverable housing land.

## 5.2 REGIONAL SPATIAL STRATEGY

5.2.1 The government intendeds to revoke the Regional Spatial Strategy (RSS) through the Localism Bill. Whilst this is imminent, at the time of writing the RSS for the North West remains part of the statutory development plan and case law indicates that both the policies contained therein and the work that informed the preparation of the policies should be accorded appropriate weight in the determination of planning applications.

5.2.2 Relevant policies are the following:

- DP1 Spatial Principles
- DP2 Promote Sustainable Communities
- DP7 Promote Environmental Quality
- L4 Regional Housing Provision

- L5 Affordable Housing

5.2.3 The Council have indicated (Reports to Planning and Development Committee on 11 August 2011 and 2 February 2012), their intention to carry forward the housing requirement figures detailed in the RSS through the preparation of the Local Development Framework (LDF).

### 5.3 LOCAL PLANNING POLICY

5.3.1 The Ribble Valley Districtwide Local Plan (RVDLP) was adopted in June 1998. The policies saved from the plan under the terms of the Planning and Compulsory Purchase Act 2004 continue to comprise part of the statutory development plan until such time as they are replaced by Local Development Framework (LDF) or Local Development Document (LDD) policies.

5.3.2 Relevant saved policies are the following:

- G1 Development Control - details a number of development control criteria that may be applicable in the determination of planning applications.
- G4 Settlement Strategy - for a number of villages including Gisburn, states that planning permission will be granted for development in categories including "*d) Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20*".
- G5 Settlement Strategy - allows development outside the settlement boundaries where it fulfils particular purposes including that which is "*i) essential to the local economy or the social well being of the area ... [and] iii) sites developed for local needs housing*".
- ENV7 Species Protection - will preclude development that would have an adverse effect on species protected by law, unless arrangements can be made for their protection.

- H20 Affordable Housing: Villages (except infill sites) and Countryside - planning permission will only be granted for 100% affordable needs; defines the groups of people affordable housing is for.
- H21 Affordable Housing: Information Needed - details the information required to support the affordable element of an application for housing.
- EMP11 Loss of Employment Land - lists the criteria against which proposals that result in the loss of industrial or employment generating sites will be assessed.
- RT8 Open Space Provision - all residential sites over one hectare should have adequate and usable public open space within them.
- T1 Development Proposals - details considerations for planning applications in respect of transport and mobility.
- T7 Parking Provision - requires all applications for development to provide adequate car parking and servicing space.

5.3.3 In July 2009 the Council adopted a document for development control purposes entitled Affordable Housing Memorandum of Understanding (AHMU). The revised version is entitled Addressing Housing Need in Ribble Valley (AHNRV) and is a Housing Policy Consultation Document dated June 2011; it has been out for public consultation but to date the results have not been reported back to Committee. Whilst in due course the revised document will feed into the Core Strategy, the weight that can be attributed to it at this time is limited.

5.3.4 It is a requirement of both documents that on housing sites outside Clitheroe and Longridge an element of affordable housing must be included where the development is for three or more dwellings or the site exceeds 0.1 hectares in size; 30% should be affordable units.

5.3.5 With regard to the LDF, the Council have undertaken detailed research to produce an evidence base that will underpin forthcoming policy. The evidence base includes:

- Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Housing Market Assessment (SHMA)
- Strategic Flood Risk Assessment (SFFA)
- Employment Land and Retail Study (ELRS)
- Employment Land Position Statement (ELPS)

5.3.6 A draft Core Strategy has been prepared and the Regulation 19 is currently available for public consultation. Key elements of the Core Strategy include housing provision, housing balance, affordable housing, business and employment development, planning obligations and transport considerations. A number of proposals are put forward, together with key statements on a range of subjects.

5.3.7 The timetable for the production of the LDF has experienced considerable slippage. Accordingly it is currently anticipated that the Core Strategy will be the subject of an Examination in Public during 2012 and not adopted as part of the strategic planning policy for the Borough until the end of 2012. At the present time therefore only limited weight can be accorded to the Core Strategy and reliance for policy direction is placed on the evidence base and national planning policy, although as time passes the balance will shift.

5.3.8 The current LDF timetable does not anticipate adoption of the Housing and Economic Development DPD until October 2013 and at the time of writing a draft is not available to view.

5.3.9 On 2 February 2012 a report entitled Core Strategy - Housing Requirements was presented to the Council's Planning and Development Committee by the Head of Regeneration and Housing. The report discusses how the required level of housing provision in the Borough will be determined. Although the requirement established by the RSS of 161 dwelling per year will be rolled forward, there is a discrepancy between the period covered by the RSS (to 2021) and the period which will be covered by the Core Strategy; adoption of the Core

Strategy is anticipated in 2012, and there is a requirement to plan ahead for at least 15 years from the date of adoption.

5.3.10 In order to address the gap in the evidence base the Council commissioned a report from Nathaniel Litchfield and Partners (NLP). Their report recommends that the annual dwelling requirement for the Borough should be in the range of 190-220 units between 2008 and 2028. The report does however note that if the most recent CLG household projections are used, they indicate a requirement for approximately 5,190 dwellings over the plan period, or 260 per annum.

5.3.11 It is the assessment of the Council's Head of Regeneration and Housing that the housing requirement to be encompassed within the Core Strategy should be set towards the upper margin of the NLP recommendation, namely the provision of 4,400 dwellings through the plan period at an annual rate of 220 units. However, in the light of the concern expressed above this is qualified by a requirement that a further review is undertaken no more than five years after adoption.

5.3.12 The Committee report goes on to calculate the annual housing requirement through the remainder of the plan period, taking into account completions to date, existing planning permissions and assuming that the strategic housing site in Clitheroe is granted planning permission and completed; a figure of 143 units per year is derived.

5.3.13 At the meeting, members resolved that 4000 units should be the figure provided through the plan period, which equates to 200 dwellings per year.

## **6 PLANNING ASSESSMENT**

### **6.1 PRINCIPLE OF RESIDENTIAL DEVELOPMENT**

6.1.1 Amongst the saved local plan policies, G4 permits development within the settlement boundary of a number of specified villages including Gisburn where it

falls within a number of categories; they include proposals which contribute to the solution of a particular local housing, social, community or employment problem. Saved policy G5 similarly permits housing development outside the settlement boundaries where it fulfils a particular need. That part of the application site which is within the settlement boundary is subject to G4, and the rest to G5. However for the purposes of the determination of this planning application, the key point is that most of the site is an established employment site and therefore a brownfield site adjacent to and partly overlapping the settlement boundary.

6.1.2 The Council acknowledge that they currently have a shortfall in the required five year supply of deliverable housing land, which at 31 March 2011 stood at 2.9 years. Because the Council cannot demonstrate a five-year supply of deliverable housing sites the relevant policies in the development plan are not up-to-date. As we noted in paragraph 5.1.6 above, the NPPF requires that where the relevant policies of the development plan are not up-to-date planning permission should be granted unless demonstrable harm can be demonstrated. As detailed below, there is no demonstrable harm in this instance and thus planning permission should be approved for this proposal which assists in addressing the undersupply of housing.

6.1.3 Paragraph 1.5 above lists the Reports that have been prepared to support the planning application and comprise part of the planning submission. They demonstrate that matters including ecology, accessibility and sustainability issues can be satisfactorily addressed. We would emphasise that the site is situated adjacent to existing residential property, that there are local services and employment opportunities within Gisburn, and that the site is accessible by public transport.

6.1.4 Saved policy EMP11 details the criteria against which proposals for the redevelopment of employment sites will be assessed. However paragraph 22 of the NPPF states that "*Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a*

*site being used for that purpose ... Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land ... should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".*

- 6.1.5 The application site is not an allocated employment site and there is little prospect of employment use being secured. In such circumstances an application for residential use must be considered on its merits. There is a pressing need for market and social housing in the Borough, a fact demonstrated by the Council's own figures. The pre-application advice received from the Council did not indicate an objection either to the provision of some housing adjacent to the defined settlement, or to the re-use of the site for housing.
- 6.1.6 In conclusion, it is essential that the overarching aim of the NPPF is kept in mind in the determination of the application. Paragraph 14 requires that in the absence of up to date policies planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework. There is an absence of an up to date policy because the Council are unable to demonstrate a five year supply of housing sites. Therefore the application must be assessed against the requirements of the Framework, bearing in mind the stated presumption in favour of development
- 6.1.7 Sustainability is not defined solely by accessibility, but requires consideration of other factors including meeting housing need (both market and social housing), ensuring community cohesion, economic development and recreation. The proposed development will assist in addressing the significant shortfall in market and social housing in the Borough, and will provide dwellings within and adjacent to the village whose occupiers will be able to support existing local facilities thereby ensuring community cohesion. None of the constraints to

development listed in footnote 9 of paragraph 14, such as Green Belt or Area of Natural Beauty, apply in the circumstances of the application site.

## 6.2 AFFORDABLE HOUSING

- 6.2.1 Government advice is set out in the NPPF, and the relevant policies of the development plan are saved policies H20 and H21; also applicable are the AHMU and its revised version the AHNRV, and to a lesser extent the Core Strategy.
- 6.2.2 Saved policy H20 would require the residential development of the application site to be 100% affordable housing. However, in the light of the need for market housing in the Borough detailed above and advice in the NPPF it is appropriate to consider the proposal against the requirements of the more recent AHMU and the revised AHNRV.
- 6.2.3 The Council have established a precedent for taking this approach in the recent determination of planning applications where saved policy H20 would have required 100% affordable housing. Two can be cited.
- 6.2.4 Firstly, the outline application for residential development on land off Chapel Close at Low Moor in Clitheroe (planning reference 3/2011/0247) which was deferred and delegated to the Director of Community Services for approval on 13 October 2011, and secondly the full application for residential development on land at Barrow Brook which will be an extension of the Rowland Homes development (3/2011/0307) which was also deferred and delegated on the same date.
- 6.2.5 In both instances the Council acknowledged that it was preferable to secure an element of affordable housing only, in order that the balance of the development could contribute to addressing the housing deficit.

## 6.3 LOSS OF EMPLOYMENT SITE

- 6.3.1 Most of the application site benefits from last being in employment use but it is not an allocated employment site within the statutory development plan, or land that is currently in use for this purpose. Accordingly the protection that saved policy EMP11 accords to employment sites will not be compromised by the proposal.
- 6.3.2 The justification to the policy notes (paragraph 6.8.3), that "*The availability of suitable alternative sites for employment generating purposes and the likelihood of other employment uses coming forward will be material considerations in deciding development proposals*". The ELPS states that approximately six hectares of additional employment land should be identified in the Borough in order to facilitate and maintain suitable levels of economic development over the next ten years.
- 6.3.3 From a trawl of sites included in the 2006 Settlement Audit, the ELRS has identified ten potential new employment sites; this is on the basis of the possible sites being assessed with regard to their capacity to satisfy market demand and the need to identify sustainable employment solutions (paragraph 11.7). They total 61 hectares, a figure which is far in excess of the current ten year requirement for six hectares of new employment land. It is therefore the case that more than enough employment land is available to satisfy the requirement for the next ten years, and that the redevelopment of the application site for housing will have no deleterious impact on ensuring that the requirement is met.
- 6.3.4 The need for employment land manifests in the Core Strategy as a commitment to release such land as is necessary to support the local economy, but because the requirement is relatively low no sites are specifically identified. Employment development will generally be directed towards the main areas of population growth, and the three development options rely on provision through strategic sites across the Borough and through less strategic sites.

## 6.4 OTHER MATERIAL PLANNING CONSIDERATIONS

### 6.4.1 PROVISION OF PUBLIC OPEN SPACE is a requirement of saved policy RT8.

An area of informal public open space is provided within the application site on the basis that formal recreational facilities are available elsewhere in Gisburn and therefore in relatively close proximity to the application site.

### 6.4.2 PROTECTION OF RESIDENTIAL AMENITY is required by saved policy G1.

The proposed site layout plan demonstrates that the residential amenity of existing and new residents will be assured through appropriate separation distances.

### 6.4.3 NATURE CONSERVATION is a consideration, with saved policy ENV7 specifically relating to protected species. The Bat Survey and Ecology Report demonstrate that the proposal will not give rise to significant harm in this regard.

### 6.4.5 A SECTION 106 AGREEMENT is required to control a number of matters including: the provision and retention of the affordable housing; a contribution towards primary school provision; a contribution for wheeled bin provision; a contribution towards sustainable transport measures; and maintenance of the public open space.

### 6.4.6 A Flood Risk Assessment has not been required

## 7 CONCLUSION

### 7.1 The NPPF places an emphasis on the provision of sustainable development and where, as here, the development plan is demonstrably not up to date describes a presumption in favour of development unless material harm would result. No such harm will arise. Indeed, the pre-application advice confirms support in principle for the development. Accordingly, outline planning permission for the residential use of the site should be granted

# Avalon

Chartered Town Planning



RTPI

regulation of space - making of place

Town Planning - Architectural Design - Building Regulations - Surveying

## 320120497P

### DESIGN AND ACCESS STATEMENT

FORMER GISBURN DINER, MAIN STREET, GISBURN

OUTLINE APPLICATION FOR THE ERECTION OF  
14 OPEN MARKET DWELLINGS AND  
7 SOCIAL HOUSING PROPERTIES

May 2012

Directors - Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall

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## 1 ASSESSMENT

- 1 1 The application site comprises the site of the former Gisburn Diner together with land which extends to the west, to the rear of the two police houses; the site is 0.87 hectares in total. Both the Gisburn Diner and its predecessor, Strawberry Fields, in part occupied land that extends beyond the settlement boundary as defined on the Ribble Valley Districtwide Local Plan proposals map, and the present application is therefore similar in this regard.
- 1 2 To the west of the application site, fronting on to Main Street, there are terraced properties, both historic and modern and mostly two storey. To the rear of these there is modern development, accessed over the application site. Abutting the east side of the application site is a short terrace of mid 20th century properties known as End House Cottages, to the rear of which is End House Stud. Land to the north is in agricultural use; field boundaries are hedges with trees, and there is a small belt of deciduous trees.
- 1 3 Within the application site the front portion, nearest to Main Street, is relatively flat, but the land then rises to the north and continues to do so beyond the extent of the site. The site frontage is marked by a stone wall with tree and shrub planting behind; in front of the wall to the west of the access there is a tarmac footpath and to the east the visibility splay is grassed. The diner building is centrally placed within the site, around which areas of car parking are laid out.
- 1 4 Main Street is part of the A59 which provides a direct link to Clitheroe, and Gisburn is therefore accessible by bus. Local services in Gisburn include a primary school, a recreation ground, a public house and several small retail outlets. There are a number of business premises in the village, and employment opportunities are also provided by the cattle market.

## 2 INVOLVEMENT

- 2.1 Pre-application advice was sought from Colin Sharpe, a Senior Planning Officer. His written response, dated 27 April 2012, is attached as appendix 1
- 2.2 The provision of 21 residential units, including an appropriate proportion of affordable housing, is considered acceptable in terms of sustainability.

### **3 EVALUATION**

- 3.1 The reason for the submission of this application stems from the fact that a series of businesses on the site, the last being the Gisburn Diner, have, for one reason or another, failed. However within the Borough there is an identified need for new residential development, as evidenced in Section 6 of the accompanying Planning Statement; the two reports should be read in tandem.
- 3.2 Whilst the proposal necessitates the loss of an employment site, that fact has to be balanced against a succession of failed businesses on the site and the stated objective of the Council to secure additional residential development in the Borough.

### **4 DESIGN**

#### **4.1 USE**

- 4.1.1 The proposal relates solely to residential development. In line with policy requirements 30% of the development, in other words 7 of the 21 units, will provide social housing.

#### **4.2 AMOUNT**

- 4.2.1 The scheme proposes 21 residential units in total, comprising 14 open market properties and 7 social housing units. Furthermore, amongst the open market houses five of the properties will be bungalows and the rest will be family housing with a mix of three and four bedrooms.

### 4.3 LAYOUT

- 4.3.1 Site layout is one of the matters to be determined at outline stage, and has been informed by a number of factors. They include the position of the access point from Main Street, the need to maintain vehicular access over the site to properties to the west of the application site, proximity of existing built form, surrounding land uses and topography. The existing building is to be removed since its retention would preclude a satisfactory layout within a constricted site; it is of no architectural merit.
- 4.3.2 Accordingly, a short distance into the site the access road will split. The western branch will maintain the existing vehicular access although in an upgraded form. The eastern branch will run east and then north, culminating in a turning head.
- 4.3.3 The affordable housing units will be provided on plots 2-5 and 7-9, and the bungalows on plots 18-21. The position of the bungalows is in large part dictated by the fact of rising ground, since it is considered that single storey dwellings will be concealed to a greater extent by intervening properties in views from Main Street. Furthermore, properties on Main Street in the vicinity of the application site are typically two or even three storey, and it is appropriate to maintain this building form along the road frontage.
- 4.3.4 An area of informal Public Open Space is to be provided, utilising an existing area of woodland which therefore dictates its position. More formal or structured recreational opportunities are available within the village and therefore at no great distance from the application site.
- 4.3.5 Finally, the layout has also been influenced by a desire to seek to achieve Secured by Design status for the development upon completion, and by the need to maintain appropriate privacy distances between existing and proposed dwellings.

#### 4.4 SCALE

4.4.1 This is an outline application with access and siting only for determination at this stage. Accordingly the following details will serve only as an indication of the likely scale of the final development.

4.4.2 All the properties will be either one or two storey, with the single storey dwellings situated in the north east corner of the site as described above. The anticipated height range for the two storey properties is between 5.5m and 5.7m to the eaves and between 7.0m and 7.75m to the ridge; for the single storey properties it is between 2.7m and 3.0m to the eaves, and between 5.25m and 5.75m to the ridge.

#### 4.5 LANDSCAPING

4.5.1 A detailed landscaping scheme is a matter which is reserved for subsequent approval following the grant of outline planning permission. However it is anticipated that as far as possible all existing trees and shrubs will be retained and, particularly around the margins of the site, supplemented by additional planting whilst maintaining the visibility splays.

#### 4.6 APPEARANCE

4.6.1 The appearance of the properties, including the choice of materials, is also a matter which is reserved for determination at a later stage. However the layout plan indicates a mixture of detached, semi-detached and terraced properties, and shows them to be set at varying angles to the access road and set back varying distances from it, thus resulting in an attractively laid out development.

#### 4.7 CRIME PREVENTION MEASURES

4.7.1 Crime prevention is in part achieved by a layout which allows good inter-visibility between dwellings, and that is demonstrated by the layout plan. More detailed

measures are appropriately considered at reserved matters stage, and it is anticipated will enable the achievement of Secured by Design status.

#### **4.8 AMELIORATION OF CLIMATE CHANGE**

- 4.8.1 Matters associated with the amelioration of climate change are to be addressed by adopting sustainable design and construction methods as detailed in the Code for Sustainable Homes. The development will also incorporate measures necessary to achieve the Lifetime Homes Standard and adopt Secure by Design principles.

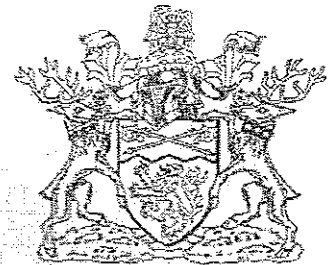
### **5 ACCESS**

- 5.1 Access is one of the matters to be determined at outline stage. The existing access from Main Street is to be retained, but upgraded by the provision of a footway on both sides. The existing visibility splays are to be retained.
- 5.2 Within the site, the eastern access road will terminate with a turning head. The western access road will continue beyond the site boundary and will not therefore require a turning head.
- 5.3 All the dwellings will be provided with two off-street parking spaces. In all cases one space will be on the driveway, and one will comprise either an integral or detached garage or a second driveway space.
- 5.4 Level access can be provided into all the dwellings.

### **6 APPENDICES**

- 1 Pre-application advice letter dated 27 April 2012

## APPENDIX 1



## RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE  
direct line: 01200 414500  
e-mail: colin.sharpe@ribblevalley.gov.uk  
my ref: CS/CMS/ENQ/2011/00456  
your ref:  
date: 27 April 2012

Council Offices  
Church Walk  
CLITHEROE  
Lancashire BB7 2RA

Switchboard: 01200 425111  
Fax: 01200 414487  
DX: Clitheroe 15157  
www.ribblevalley.gov.uk

Dear Alan

RE: PRE-APPLICATION ENQUIRY CONCERNING RESIDENTIAL DEVELOPMENT  
ON THE FORMER GISBURN DINER SITE, MAIN STREET, GISBURN

This letter is the Council's formal written response to your pre-application enquiry as described above.

You will recall that, as originally submitted, your enquiry included a plan upon which a possible development site was outlined in red and it was stated on the form that the enquiry related to a possible "outline application for 10/12 new dwellings". Following a meeting at these offices with your client and yourself, I sent you an email on 10 February 2012 with the following content:

"Confirmation of our meeting with your client this morning. Without prejudice, I advised that a residential development on this site appeared to be acceptable in principle subject to compliance with the Council's affordable housing requirements and the provision of an access to the satisfaction of the County Council Traffic Engineer. You said that you would draw up a more detailed scheme for my further consideration and comment - to which I agreed."

You submitted a more detailed plan by email on 4 April 2012. That plan, however, shows a detailed layout for 37 dwellings on a site that is considerably larger than that shown on the originally submitted plan. That amended plan has been considered in relation to the National Planning Policy Framework (NPPF) and the Council's Emerging Core Strategy/Local Development Framework (LDF).

Our conclusion is that a development of 37 houses as shown on that plan would represent an excessive number of dwellings in relation to the existing size of Gisburn and the level of services that it provides. It is therefore considered that a development of this scale would not be "sustainable" as required by the NPPF and would be prejudicial to the emerging LDF. The Local Planning Authority does not therefore offer any encouragement for the submission of a planning application relating to the larger site for 37 dwellings.

The Authority, however, confirms the advice previously given by email that a development within the originally submitted red edge would be acceptable in principle. If that red edge is superimposed on the more recent plan, it would approximately encompass plots 1-18 inclusive, 32, 33 and 34 (ie a development of 21 units). Whilst I

consider it inappropriate to specify a precise number of units that the Council would find acceptable, I would suggest that you should consider 21 to be a maximum.

Any formal application would, as previously stated, need to comply with the Council's affordable housing requirements and include the provision of an access to the satisfaction of the County Council Traffic Engineer. If the site of any application is in excess of 1 hectare, an area of Public Open Space might be required within the site (or possibly a sum in lieu to be used towards the provision of new facilities or the enhancement of existing facilities within the village). The County Council would be consulted on any formal planning application in respect of possible financial contributions by the developer towards eg education.

Whilst I trust you will find these comments of assistance, I must point out that this letter is written at officer level only and is entirely without prejudice to the Council's formal determination of any planning application that is submitted.

Yours sincerely

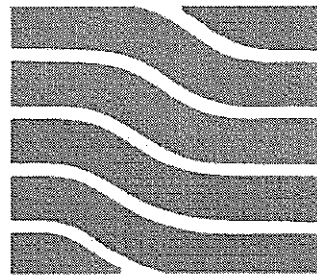


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PENNINE



*ecological*

**- GISBURN FORMER DINER SITE -**

**EXTENDED PHASE 1 HABITAT SURVEY  
& ECOLOGICAL EVALUATION**

**- GISBURN FORMER DINER SITE -**

**EXTENDED PHASE 1 HABITAT SURVEY  
& ECOLOGICAL EVALUATION**

*A report for*

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Ian Ryding

April 2012

**- GISBURN FORMER DINER SITE -**

**EXTENDED PHASE 1 HABITAT SURVEY  
& ECOLOGICAL EVALUATION**

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## **PART 1 INTRODUCTION:**

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### **1.1 REASONS FOR SURVEY:**

PENNINE *Ecological* have been commissioned by Reedley Town Planning and Architectural Consultancy on behalf of Mr Guy Hindley, to undertake an Extended Phase 1 Survey and Ecological Evaluation of land on and adjacent to the former diner site at Gisburn, Nr Clitheroe, Lancashire.

The study includes a vegetation survey and badger survey, and also includes a full evaluation of the ecological significance of the survey findings. A statement of potential impact and recommended mitigation measures are provided where appropriate.

The surveys are required due to a proposal to develop the land for housing.

### **1.2 SITE LOCATION:**

The locations of the habitats surveyed are shown on Map 1 in the Appendix.

### **1.3 SURVEY METHODOLOGY:**

#### **1.3.1 Extended Phase 1 Habitat Survey:**

An Extended Phase 1 Habitat Survey (*Nature Conservancy Council 1990*) of the study area was undertaken on 13<sup>th</sup> April 2012. The site's habitats were fully mapped and higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D = Dominant  
A = Abundant  
F = Frequent  
O = Occasional  
R = Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data

#### **1.3.2 Badger Survey:**

The badger survey focused on land directly affected by the proposed development and was extended where possible to include land where badger setts might occur up to a distance of 30m from the boundary of the site.

The badger survey used standard techniques for establishing the use of the site by badger, and includes searches for evidence of badgers including:

- Setts
- Pathways
- Footprints
- Latrines

- Foraging areas
- Scratching posts

### **1.3.3 Other Species:**

In addition to the above, general assessments of the suitability of the site to support breeding birds and roosting bats were also undertaken as part of this study.

## **1.4 SURVEY CONSTRAINTS:**

### **1.4.1 Extended Phase 1 Habitat Survey:**

The survey was conducted at a reasonable time for Extended Phase 1 Habitat Survey and there were no significant constraints

### **1.4.2 Badger Survey:**

There were no constraints to the badger survey on the land affected by the proposal. A small area of land beyond the eastern boundary of the site could not be accessed, however this area is fenced off by a rabbit-proof fence and a visual search of the property from the site boundary revealed low badger potential as the site appears to be an equestrian property.

## **PART 2 SURVEY RESULTS:**

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### **2.1 DESK BASED STUDY:**

A request for ecological data was made to Lancashire Environment Record Network (LERN) to obtain details of any biological records relating to the site.

Desk based studies were also undertaken to establish the presence of ponds within a 500m radius\* of the site, as part of a scoping study relating to great crested newt (GCN)

\*Excluding land on the opposite side of Stock Beck which forms a barrier to GCN migration.

Natural England's 'Nature on the Map' website was referred to as a matter of course.

The results of the desk study revealed the following information;

- The site has no statutory or non-statutory wildlife or ecological designations.
- There are no Sites of Special Scientific Interest (SSSI) within 1km of the site.
- There are no waterbodies capable of supporting GCN within 500m of the site.
- None of the records supplied by LERN relate directly to the site.

No other information or data is known for the site.

### **2.2 EXTENDED PHASE 1 HABITAT SURVEY:**

#### **2.2.1 General Description:**

The site of the proposed development is composed of the former diner building, areas of hardstanding, formal landscaping, a small improved grassland and an extensive area of horticultural land and nursery with polytunnels and portacabins/containers.

The site is very formal and well maintained generally, which suggests that cultivation is ongoing.

The area surrounding the diner building is composed of hardstanding with beds of ornamental shrubs and trees at the site entrance. Areas of amenity grassland and smaller areas of flower bed also occur.

The horticultural/nursery area includes three polytunnels, two of which are on a commercial scale, and portable ancillary storage and a site office. Other structures include a timber composting area, staging and surfaced walkways.

The diner and nursery areas have planted hawthorn hedges on some of the boundaries.

The growing area is composed of strips of cultivated land separated by rye-grass dominated grasslands. Informal piles of compost have now developed stands of tall ruderal herb on them.

The adjacent improved grassland is typically species-poor.

### **2.2.2 Extended Phase 1 Habitat Survey Target Notes:**

*Survey locations, Target Notes and the proposed working area locations are shown on Map 1 in the Appendix.*

*Note: All species nomenclature follows Stace, C. (1996) 'New Flora of the British Isles' – definitive English names.*

#### **Target Note No: 1**

A fertile improved grassland dominated by a mixture of Yorkshire-fog, red fescue and meadow grass sp. The grassland displays little floristic diversity and other species recorded include frequent creeping buttercup and occasional creeping thistle and germander speedwell.

#### **Target Note No: 2**

This is the diner site, which is composed of a building and associated areas of hardstanding and car park etc. Formal beds of planted ornamental shrubs and trees occur and include cherry and dogwood sp.

A formal hawthorn hedge separates the diner from the adjacent nursery area

#### **Target Note No: 3**

An extensive arable field largely dominated by perennial rye-grass with locally dominant meadow-grass sp., abundant creeping buttercup and locally abundant Yorkshire-fog. The field is situated on a south facing slope and numerous formal cultivated strips occur latitudinally across its slopes.

The strips are often sown with what appears to be Italian rye-grass, possibly as a 'green manure'.

#### **Target Note No: 4**

A small level field immediately east of the large polytunnels that contains numerous strips of cultivated land. A formal flower bed and planted immature ornamental trees also occur.

#### **Target Note No: 5**

An area of amenity grassland with a sown wildflower bed in its centre. The wildflower area contains a mixture of Yorkshire-fog, oxeye daisy, common knapweed, ribwort plantain, salad burnet, lesser celandine, field forget-me-not, cleavers, common nettle, dock sp., and buttercup sp.

A formal flower bed and several immature ornamental trees and shrubs also occur here.

**Site Photographs:**



**Photograph 1: The improved field west of the diner site. (See Target Note 1)**



**Photograph 2: Frontage and entrance to the diner site. (See Target Note 2)**



**Photograph 3: Land with polytunnels to the rear of the diner site.**



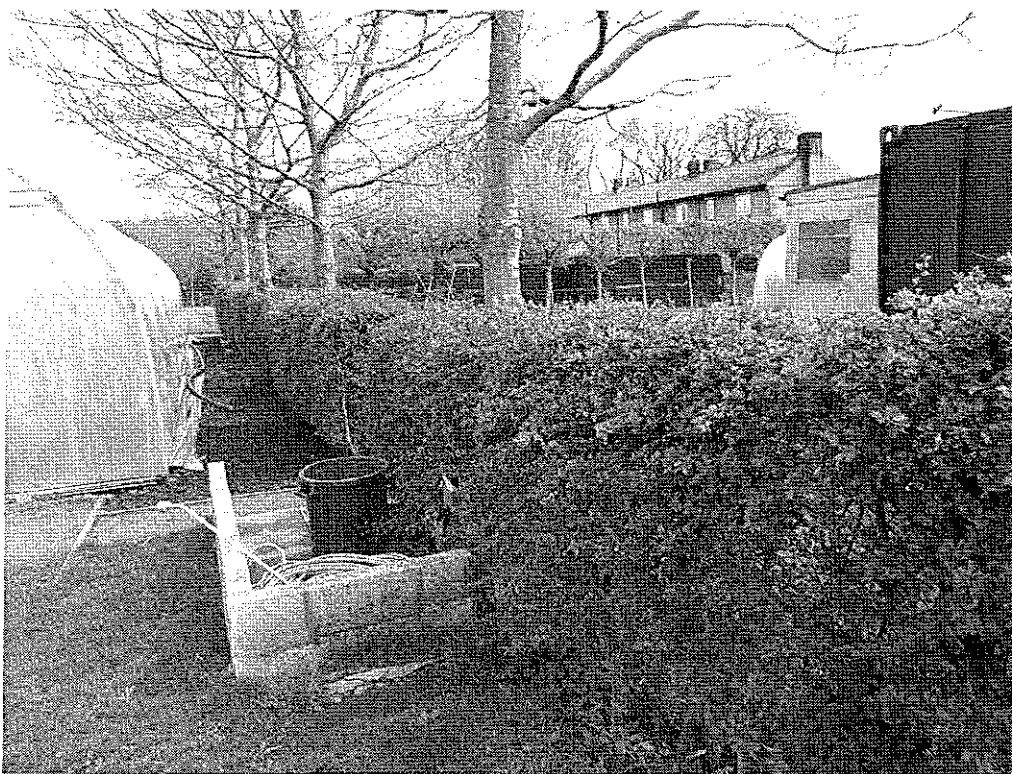
**Photograph 4: Arable land on slopes north of the diner site. (See Target Note 3)**



**Photograph 5: Cultivated land east of the polytunnels. (See Target Note 4)**



**Photograph 6: Amenity grassland with sown wildflower bed. (See Target Note 5)**



**Photograph 7: Typical view of one of the two hedgerows - note recent origin and lack of naturalness.**

## **2.3 BADGER SURVEY:**

### **2.3.1 Survey Details and Results:**

The badger survey employed standard techniques to establish if badgers are present on site or use the site for foraging/commuting. (See Section 1.3 Survey Methodology)

The following searches were undertaken

- Searches for setts on and off site for up to 30m where possible.
- Searches for foraging signs and pathways
- Boundary searches for runs, pathways and latrines.

The survey results are outlined below.

#### **Sett Search:**

The survey found no setts on site and no visible sign of setts on the adjacent land to the east. The woodland to the west of the site was entered and searched but returned no sign of badger activity

Therefore it can be concluded that there are no badger setts within the sphere of disturbance generated by the proposed development.

#### Search for Foraging Signs and Pathways:

The site was searched by walking a transect across the field at the rear of the diner for badger pathways or signs of foraging. No sign of badger activity was found therefore it can be concluded that the species is not using this area for foraging or commuting.

#### Boundary Search:

All of the boundaries of the site were walked and examined for potential runs, pathways and latrines. The search found no evidence to suggest badger activity along any of the site boundaries.

The boundaries on the east and western sides of the large arable field to the rear of the diner have a post and wire rabbit fence. If badgers were entering the site through this structure it would be very obvious.

The absence of any obvious means of ingress indicates that badgers are not entering the site. The absence of latrines indicates a lack of territorial activity in the near vicinity of the site.

#### **2.3.2 Survey Conclusions:**

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

### **2.4 BIRDS:**

#### **2.4.1 Bird Evaluation:**

Bird surveys were not undertaken at the site as potential is considered to be limited as the land affected by the proposal is regularly managed and has a high percentage cover of hard surfaces and buildings.

The trees, shrubs and hedgerows are immature, limited in extent and have limited value to nesting birds.

Nevertheless, these features might be used by typical common passerines such as blackbird, robin, dunnoek, wren, chaffinch, for example

### **2.5 BATS:**

#### **2.5.1 Bat Evaluation:**

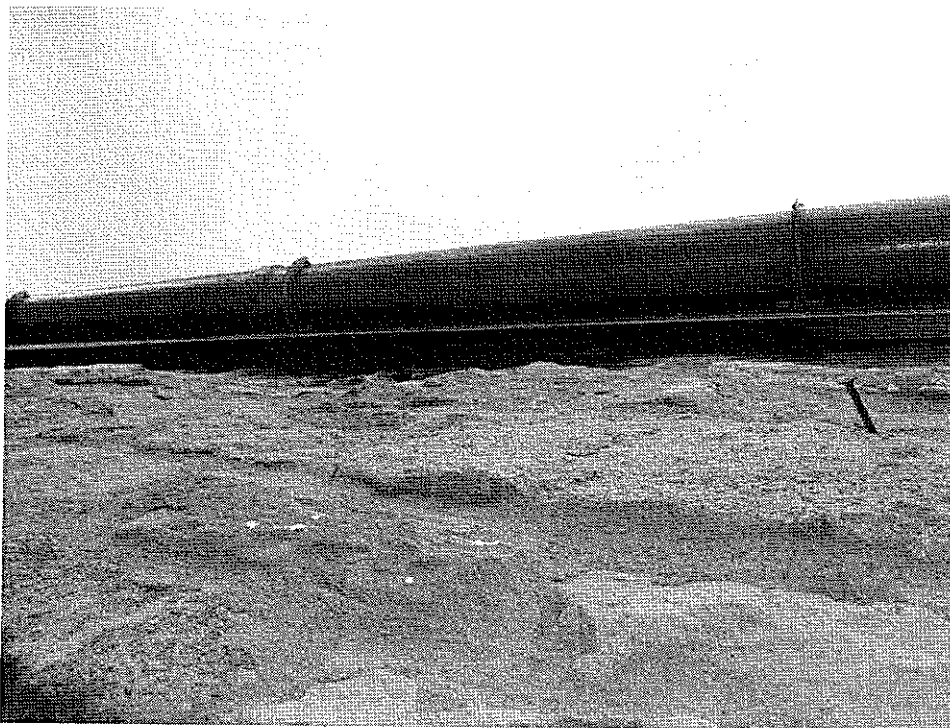
During the site visit the trees of the site were examined for the presence of holes that could potential used as bat roosts. The diner building was also assessed for bat roost potential.

#### **Bat Roosts:**

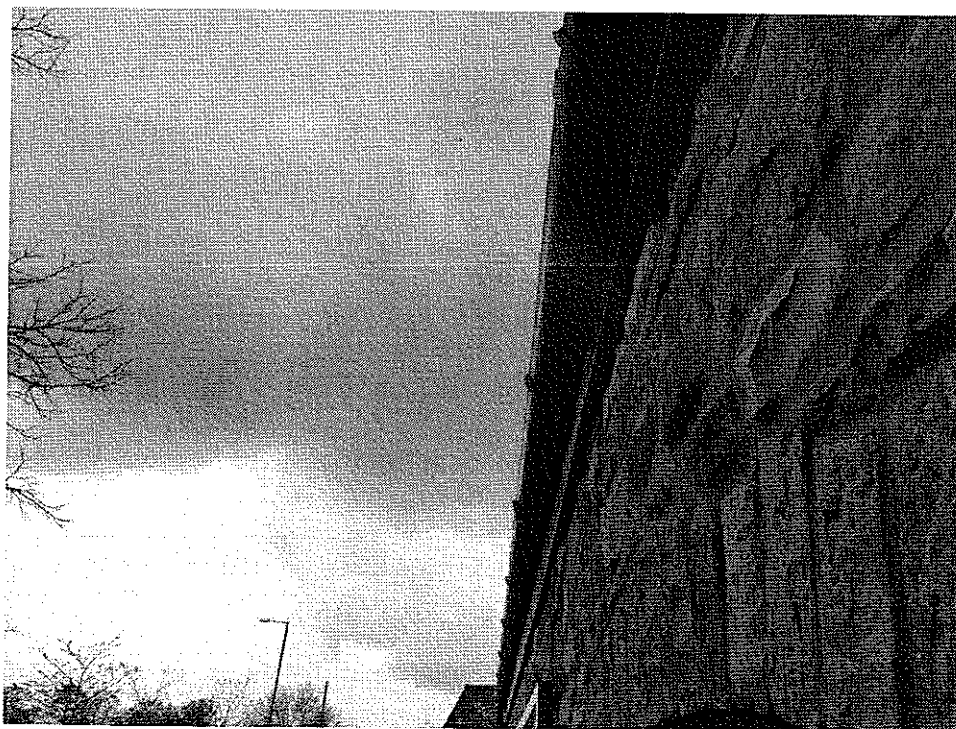
The roost search found no potential roost sites in any of the trees on the site, as the trees are too immature to have holes suitable as roost sites.

The diner building was searched for areas where bats might gain ingress for roosting. The search revealed minor roost potential behind fascia boards on the southern elevation of the building only. No evidence to indicate bat use, such as droppings or staining was noted.

See Photographs 8 and 9 below.



**Photograph 8: Bat roost potential behind fascia board.**



**Photograph 9: Bat roost potential behind fascia board.**

## **PART 3 ECOLOGICAL EVALUATION:**

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### **3.1 EVALUATION OF SURVEY FINDINGS:**

The following section evaluates the site in relation to statutory/non-statutory sites, protected species and species/habitats listed on the UK Biodiversity Action Plan Priority List, Section 41 Species/Habitats of Principal Importance in England (NERC) Act 2006, and the Lancashire Biodiversity Action Plan.

#### **3.1.1 Statutory Sites:**

There are no statutory wildlife sites within 1 km of the site.\*

(\*Source – Nature on the Map)

#### **3.1.2 Biological Heritage Sites:**

The area affected by the proposed works fails to meet any of the guidelines for selection associated with the Lancashire Biological Heritage Site scheme.

#### **3.1.3 Protected Species:**

There are no known protected species issues relating to the site.

Desk-based studies and field surveys indicate that there are no potential great crested newt (GCN) ponds within 500m of the site.

Minor potential for bat habitation exists in the former diner building.

There are no badger setts on site and there is no evidence of badger foraging on site or runs entering the site through boundaries.

Small numbers of common birds might use the hedgerows, trees and shrubs as nest sites.

#### **3.1.4 Biodiversity Action Plan (BAP) Habitats and Species:**

The hedgerows on the site are relatively young and form part of a commercial horticultural nursery and former diner site. Given their age, origin and location they are considered to have only a minor affinity with hedgerows as defined by the UK BAP.

#### **3.1.5 Section 41 (S41) Habitats and Species of Principal Importance in England Natural Environment and Rural Communities (NERC) Act 2006:**

The hedgerows on site have only a minor affinity with the Section 41 Habitat - Hedgerows (See Section 3.1.4 above)

#### **3.1.6 Lancashire Biodiversity Action Plan Habitats & Species:**

Arable Farmland is a Lancashire BAP Habitat and the cultivated land affected by the proposal is a combination of 'ley' grassland with separate cultivated strips within it. The habitats on the

site are considered to be a very poor example of the type of habitat that the LBAP represents, and the land here is of very minor significance ecologically.

No other LBAP habitats are affected by the proposal.

## **3.2 SUMMARY EVALUATION:**

### **3.2.1 Vegetation – Habitats and Species:**

The survey found no habitats of obvious high biodiversity value. The habitats present are common and include areas of horticultural land, improved grassland, formal landscaping and a series of buildings including polytunnels.

The hedgerows have a minor affinity with UKBAP/S41 habitats.

In biodiversity terms the habitats are collectively of site-local value only.

#### **3.1.2 Badgers:**

There is no evidence of badger occupation/use on the site or where visible off site. The species is considered to be absent in the immediate locality.

#### **3.1.3 Birds:**

The site has limited value to nesting birds generally, although small numbers of common birds might use the hedgerows, trees and shrubs as nest sites.

#### **3.1.4 Bats:**

There are no potential bat roosts in the trees on the site.

The diner has low roost potential behind a short length of fascia board on the southern elevation of the building.

## **PART 4 RECOMMENDATIONS:**

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### **4.1 HABITATS:**

The proposed works will only directly affect areas of floristically poor habitat of site-local value only, and no further surveys are recommended.

### **4.2 FAUNA:**

#### **4.2.1 Badger:**

There was a total absence of any evidence of activity that could be associated with badger on the site. Therefore no further survey in respect of badger is recommended.

#### **4.2.2 Birds:**

Small numbers of common birds might breed in the trees, hedgerows and shrubs on the site. Surveys in spring/summer are considered unlikely to reveal any population greater of site-local significance, therefore additional surveys are not recommended.

To avoid impacts on nesting birds, if any of the trees, hedgerows or shrubs need to be removed, then this must be done outside of the bird breeding season during September-February. Removal in the period March-August must not be undertaken unless an ecologist has inspected the site and deemed the trees/shrubs to be clear of nesting birds.

#### **4.2.3 Bats:**

The trees have no bat roost potential but the diner has low roost potential behind a short length of fascia board on the southern elevation of the building.

Therefore a precautionary inspection of the fascias, followed by their careful removal under the supervision of a licensed bat ecologist is required prior to the demolition of the building.

## **PART 5 REFERENCES:**

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### **5.1 REFERENCES:**

DEFRA (2006) Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England. DEFRA/Natural England

English Nature (2004) *Bat Mitigation Guidelines*, English Nature.

English Nature (2001) *Great Crested Newt Mitigation Guidelines*, English Nature.

Lancashire County Planning Department, (1998) *Biological Heritage Sites. Guidelines for Selection*. Lancashire County Council

Nature Conservancy Council (1990) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*. Nature Conservancy Council.

Pyefinch, R. & Golborn, P. (2001) *Atlas of the Breeding Birds of Lancashire and North Merseyside 1997-2000*. Lancashire Bird Club/Lancashire and Cheshire Fauna Society.

Roper, T. J, (2010) *Badger*. New Naturalist Library – Collins.

Rose, F. (1981) *The Wildflower Key* Warne.

RSPB *Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and Isle of Man*. (RSPB et al 2009)

Stace, C., (1997) *New Flora of the British Isles (Second edition)*. Cambridge University Press.

#### **Web Sites:**

Biodiversity Planning Toolkit - Association of Local Government Ecologists (ALGE) et al

Google Earth.

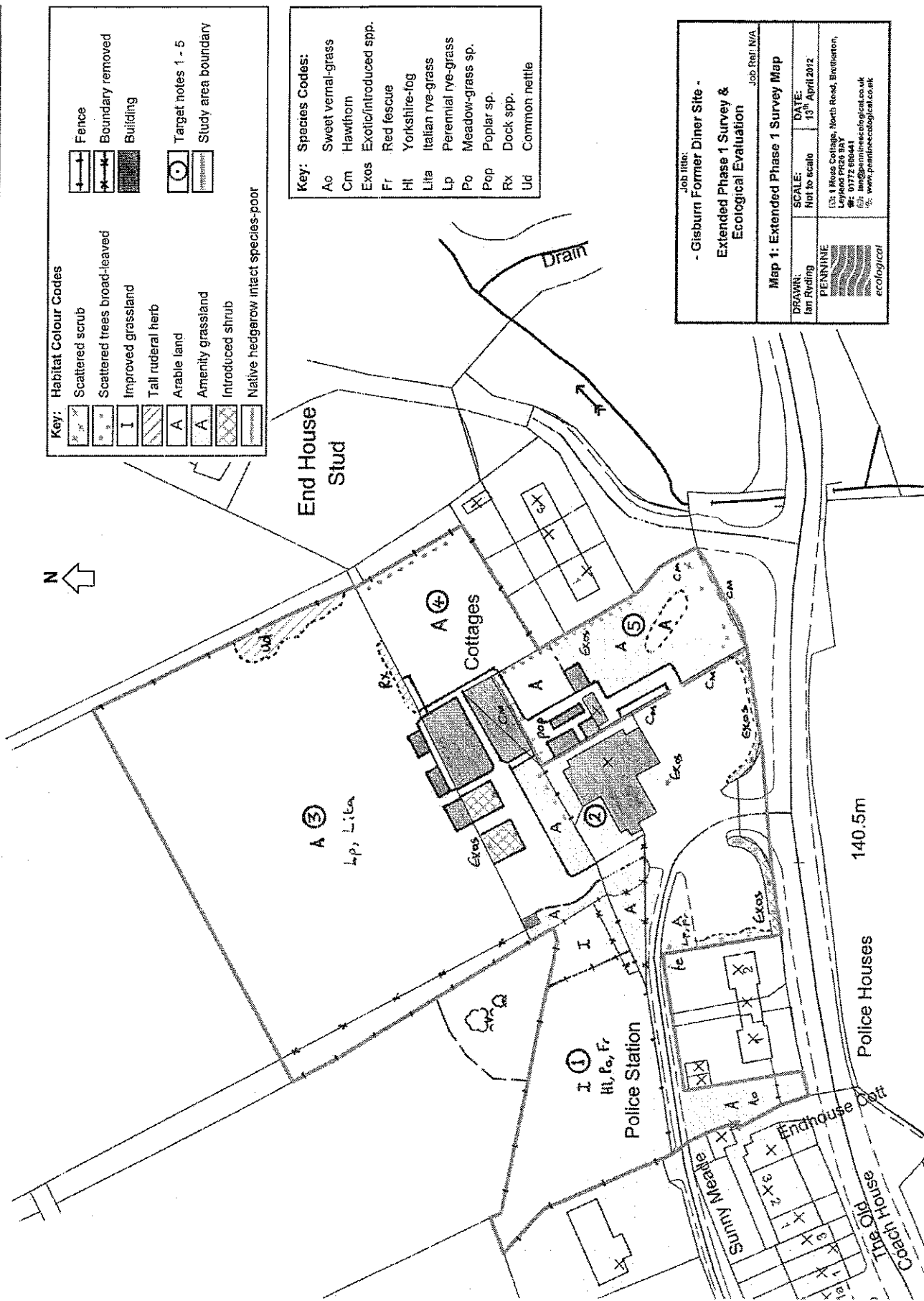
Lancashire Biodiversity Partnership website.

MARIO.

Natural England – Nature on the Map.

## **APPENDIX:**

### *Map 1: Extended Phase 1 Habitat Survey*



# earthworks environmental design

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## FAO: Val Kendall

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320120497P

13 April 2012

Job ref: B 1131

Dear Val

Re: Daylight scoping survey (bats): Strawberry Fields cafe / bar, Gisburn, Lancashire.

## Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed residential development of the existing site. The existing building is shown in figures 1 to 12 of this report (internal and external survey).

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation proposals that may be required.

A scoping survey and daylight inspection was undertaken on Wednesday 4 April between 10.30 and 11.30. The weather at the time of the inspection was cool, dry and bright (max. temp: 7.5°C; cloud cover: 50%; wind: light northerly breeze; rain: nil) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property and it is unlikely that bats have ever been present within any part of the building. The structure is well-maintained and all areas were found to be secure.

There is only a low risk of disturbing a protected species during the proposed development / demolition.

## Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites.

The aim of the scoping exercise is to identify any bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type and times when bats are most active.

The search was made using a high-powered lamp (Clu-lite CB2 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The survey includes internal and external inspections of the bungalow and an adjacent detached garage.

### Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

### Constraints

The timing of the survey is outwith the optimal survey period for breeding bat activity and roost emergence.

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall claddings and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

### Desktop study

A desktop study has reviewed publically available data on bats and other protected species within the area. A local data search was carried out to identify bat records within a radius of 2.5km of the site.

Reference to the National Biological Network (NBN) database, including a search of county bat records has identified the following species present within the 10km recording squares SD 84:

|                      |                                      |
|----------------------|--------------------------------------|
| Whiskered bat        | ( <i>M. mystacinus</i> )             |
| Brandt's bat         | ( <i>M. brandtii</i> )               |
| Daubenton's bat      | ( <i>M. daubentonii</i> )            |
| Natterer's bat       | ( <i>M. nattereri</i> )              |
| Brown long-eared bat | ( <i>Plecotus auritus</i> )          |
| Common pipistrelle   | ( <i>Pipistrellus pipistrellus</i> ) |
| Soprano pipistrelle  | ( <i>P. pygmaeus</i> )               |
| Noctule bat          | ( <i>Nyctalus noctula</i> )          |

### Pre-existing information (location of property: NGR: SD 834490).

Previous bat surveys have not been undertaken at this property.

There are no records of roosting bats at the property; the nearest records are as follows:

SD 824497 - soprano pipistrelle bat (*P. pygmaeus*) - 07.07.07 (maternity roost)  
SD 831488 - common pipistrelle bat (*P. pipistrellus*) - 02.07.08 (maternity roost)  
SD 829487 - common pipistrelle bat (*P. pipistrellus*) - 28.02.08

## Description of the property

The property is a modern style timber-framed building; both duo-pitched roofs have a post and truss construction; the roofs are clad with blue slate and lined with bitumen under felt. The block work cavity wall construction is faced with a natural stone on the front elevation (figures 1, 2 and 4); the rear and side elevations are mostly cement rendered with exposed corner stones (figures 6, 7 and 8).

The enclosed roof void runs the entire length of the building and is open to the underside of the trusses (figure 12). The void is partly boarded for access and storage and the area insulated throughout with glass fibre material above the ceiling joists. The void is clean, dry and draught-free and there is no natural light within the loft area. There is no trace of bat or bird droppings within the roof void and it is highly unlikely that bats have ever been present. There is evidence of mouse activity throughout the void and rodenticide trays are present.

The ground floor accommodation comprises two main elements: (1) large well-lit hall / dining room and food counters with access to the main entrance; this part of the building is open to the eaves and the ceilings are under drawn with T & G timber panelling (figure 9), (2) Kitchens, storage and administration areas / WC – all areas are well-sealed and fully secure and there are no opportunities for protected species to gain access.

Externally the property is well-maintained; all roof areas, including ridge tiles, verge tiles, roof verges, lead flashings, fascias and soffits, appear to be very secure and there are no obvious gaps where bats could gain access. All external walls are very well-sealed and all D/G windows and doors are very secure. A timber fascia board is present around the building and this is mostly close-fitting and secure; there is no evidence of roosting bats beneath any of the fascias. Additionally, a small front entrance porch (figure 4) with duo-pitched slate roof is attached to the SE elevation.



Figure 1: Front (SE) elevation

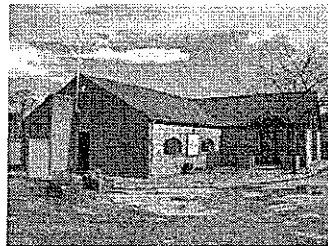


Figure 2: S and SE elevations



Figure 3: rear (west) elevation



Figure 4: front entrance porch

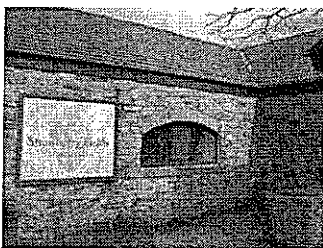


Figure 5:



Figure 6: south gable end

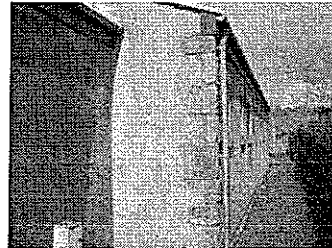


Figure 7: north gable end



Figure 8: rear elevation



Figure 9: internal hall

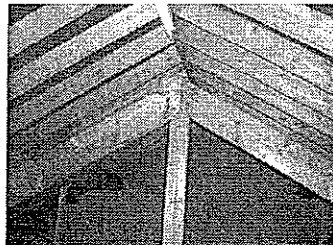


Figure 10: roof void



Figure 11: roof void

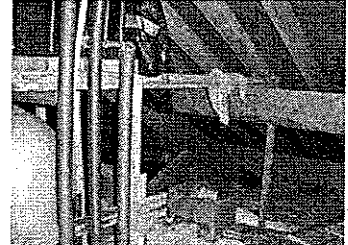


Figure 12: roof void

## Proposed development

It is understood the scheme involves a residential redevelopment of the site. (details: Avalon Town Planning)

## Location of the property

NGR: SD 834490: elevation: 140m; Gisburn village.

The property is located to the east of the village and is within 50m of the road (A59) with open countryside to the side (north) and rear (west).

Although the location of this property is considered semi-rural, the surrounding landscape is sub-optimal in terms of feeding, foraging and commuting habitat for bats. The site is not adjacent to extensive woodland, riparian habitat or any area of standing open water or significant river channel.

There is however extensive open countryside within 200m of the property with good connectivity to a small channel known as Spittle Syke leading north west to a deeply wooded water course at Stock Beck and eventually joining the River Ribble 0.5km north of the village.

The Ribble gorge is a deeply wooded channel providing optimal feeding and foraging habitat for bats; there are several significant bat maternity roosts within 1km of the site. The nearest record of a nursery site (common pipistrelle bats) is within 200m of the property on the south-east of the village.

There are no designated nature conservation sites adjacent to the property at strawberry Fields – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

## Survey results

All parts of the property, including the internal roof void and ground floor rooms were inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats; none were found.

The property is very well-maintained and is structurally secure; there are no obvious access points or roosting opportunities beneath the timber fascias or roofing materials and roosting / access by bats is considered very unlikely in this building.

There is clear evidence of fresh mouse droppings throughout the roof void; superficially these look very similar to bat droppings.

## Evaluation of results (interpretation)

There is no evidence of bat activity at this property; the potential for supporting roosting bats is currently low.

It is highly unlikely that breeding bats have been present at this site; there are no field signs to indicate the site is used as a day roost, transitory roost, mating roost, nursery site or place of hibernation.

There is a low risk of disturbing roosting bats during the proposed development.

The scale of impact of the development on local bat populations is likely to be negligible<sup>1</sup>.

The conservation significance of the property is currently low<sup>2</sup>.

There are no existing records of bat activity at the property.

Further survey work (emergence and activity surveys) is not required <sup>3</sup>.

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation – general guidance notes, Appendix A).

<sup>1</sup> The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

<sup>2</sup> Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

<sup>3</sup> Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

## Conclusion and recommendations

The proposed building demolition / development of the site is **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

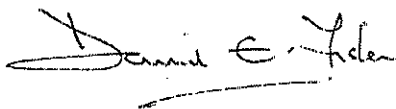
The scale of impact of the development at site level on local bat populations is likely to be low.

Further survey effort during the optimal survey period (May to August) is not recommended.

Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David E. Fisher', with a horizontal line drawn underneath the name.

David Fisher

## Mitigation considerations (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "... measures to protect the bat population from damaging activities and reduce or remove the impact of development".

| ACTION:                         | METHOD:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Timing constraints           | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2. Removal of roofing materials | <p>Although it is unlikely that roosting bats will be exposed during removal of roofing materials, be aware that solitary bats are occasionally found roosting beneath slates, roofing felt, fascias and lead work flashings.</p> <p>Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September.</p> <p>The areas with highest risk of exposing solitary roosting bats are along the warmest south and south-east elevations of the building and within the roof area of the entrance porch.</p>                                 |
| 3. Accidental exposure of bats  | <p>In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228.</p> <p>Stop work immediately if bats are exposed or likely to be disturbed.</p> <p>All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.</p> |
| 4. Avoid handling bats          | Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5. Legal protection             | Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.                                                                                                                                                                                                                                                                                                                                                                  |
| 6. Further advice               | If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.                                                                                                                                                                                                                                                                                                                                        |
| 7. Post-development monitoring  | Not required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8. Additional survey effort     | Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent<sup>1</sup>.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*<sup>2</sup>

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

<sup>1</sup> Bat Mitigation Guidelines. AJ Mitchell Jones, Joint Nature Conservation Committee (2004) ISBN 1 86107 558 8

<sup>2</sup> Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

---

### Protected species (Bats) and the planning process<sup>1</sup>

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".\*

\*(Tony Mitchell-Jones 2004)

<sup>1</sup> 2.2.3 - Planning for development p10 Bat Surveys, Good Practice Guidelines, BCT (2007).

### Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5<sup>th</sup> Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. [www.defra.gov.uk](http://www.defra.gov.uk)

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

## APPENDIX C

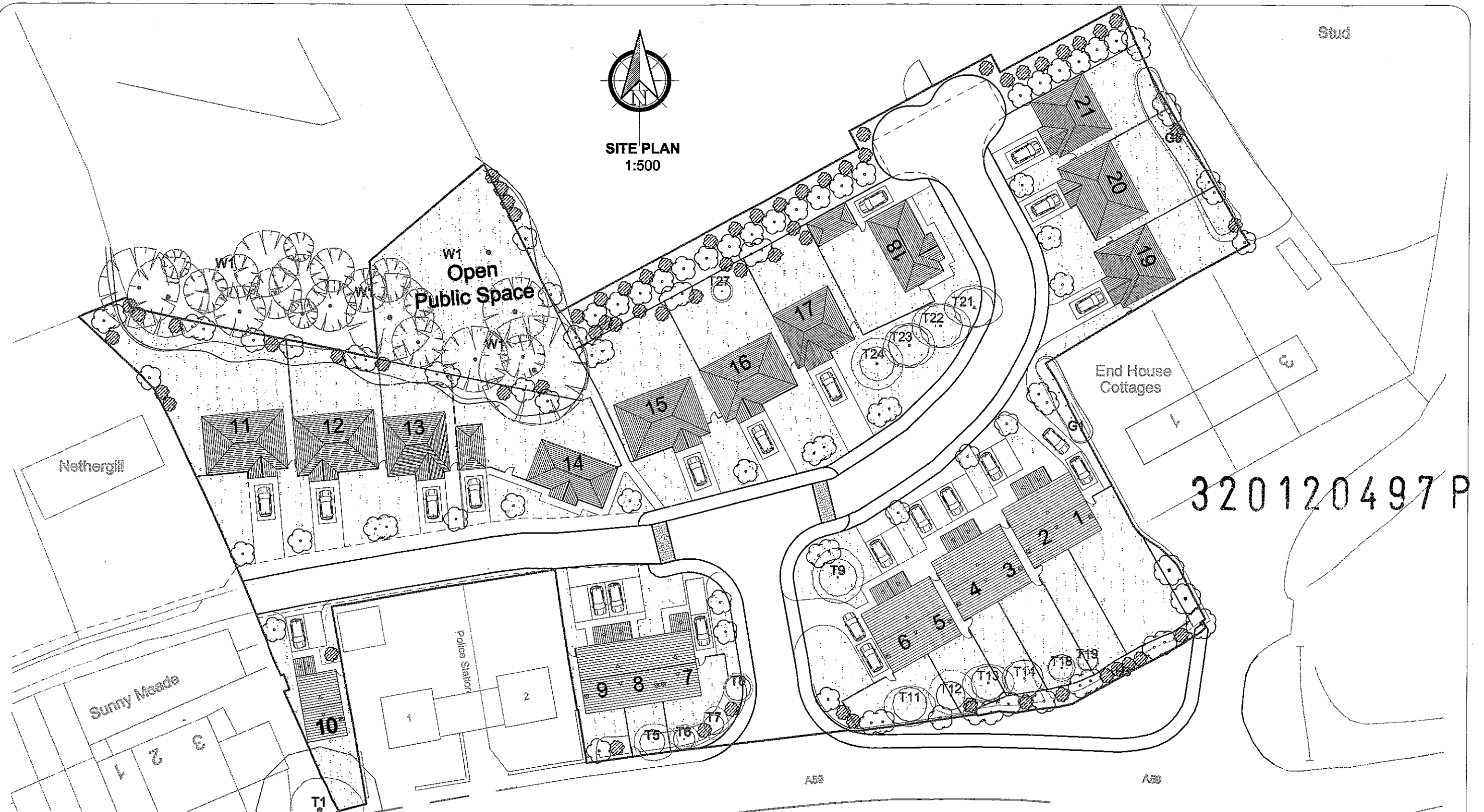
### Information / data sources

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2011)
13. Multi-Agency Geographical Information Centre ([www.magic.gov.uk](http://www.magic.gov.uk))
14. Natural England - Nature on the map ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk))



**SITE PLAN**  
1:500



**SITE PLAN**

**Site:** Residential Development at Former Gisburn Diner Site  
Main Street  
Gisburn

**Client:** Mr Guy Hindley

**Drawn:** NYB

**Date:** 29.05.12

**Scale:** 1:500 @ A3

**Project No:** HIN/17 Dwg 02

**Amendments:**

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.  
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.  
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

**Avalon** RTPI

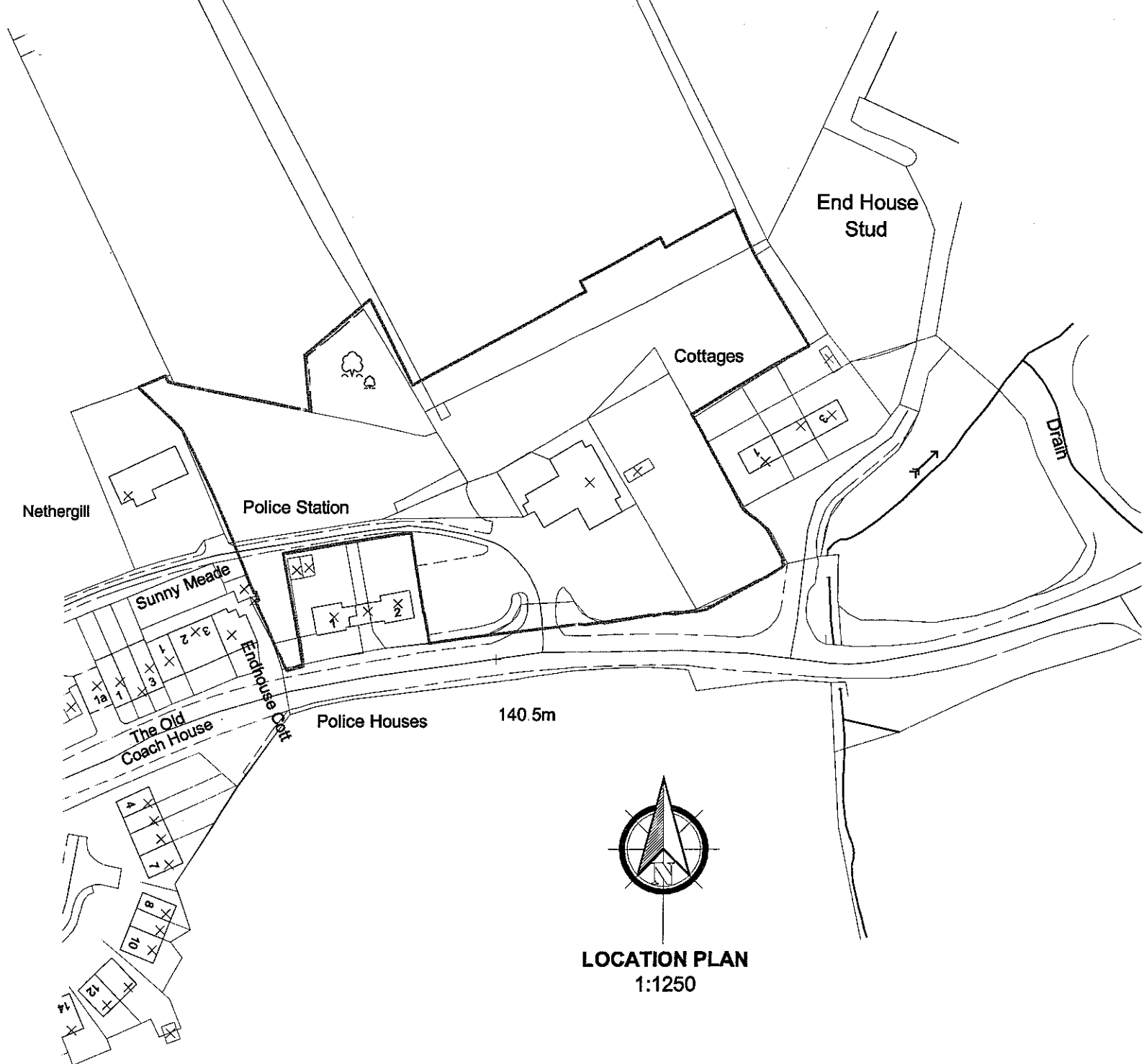
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

**Phone:** 01282 834834 **Fax:** 01282 451666

Web: [www.avalontp.co.uk](http://www.avalontp.co.uk) Email: [planning@avalontp.co.uk](mailto:planning@avalontp.co.uk)  
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

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| LOCATION PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>Site:</b> Residential Development at Former Gisburn Diner Site<br>Main Street<br>Gisburn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Client:</b> Mr Guy Hindley    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Drawn:</b> NYB                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Date:</b> 29.05.12            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Scale:</b> 1:1250 @ A3        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Project No:</b> HIN/17 Dwg 01 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Amendments:</b> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>Notes:</b><br>All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.<br>All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.<br>Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval |                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

# Avalon

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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

## PROPOSED HOUSING SCHEDULE

PLOT(S) 2-5, 7-9      AFFORDABLE HOUSING  
 PLOT(S) 1, 6, 10-21      OPEN MARKET HOUSING

### Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

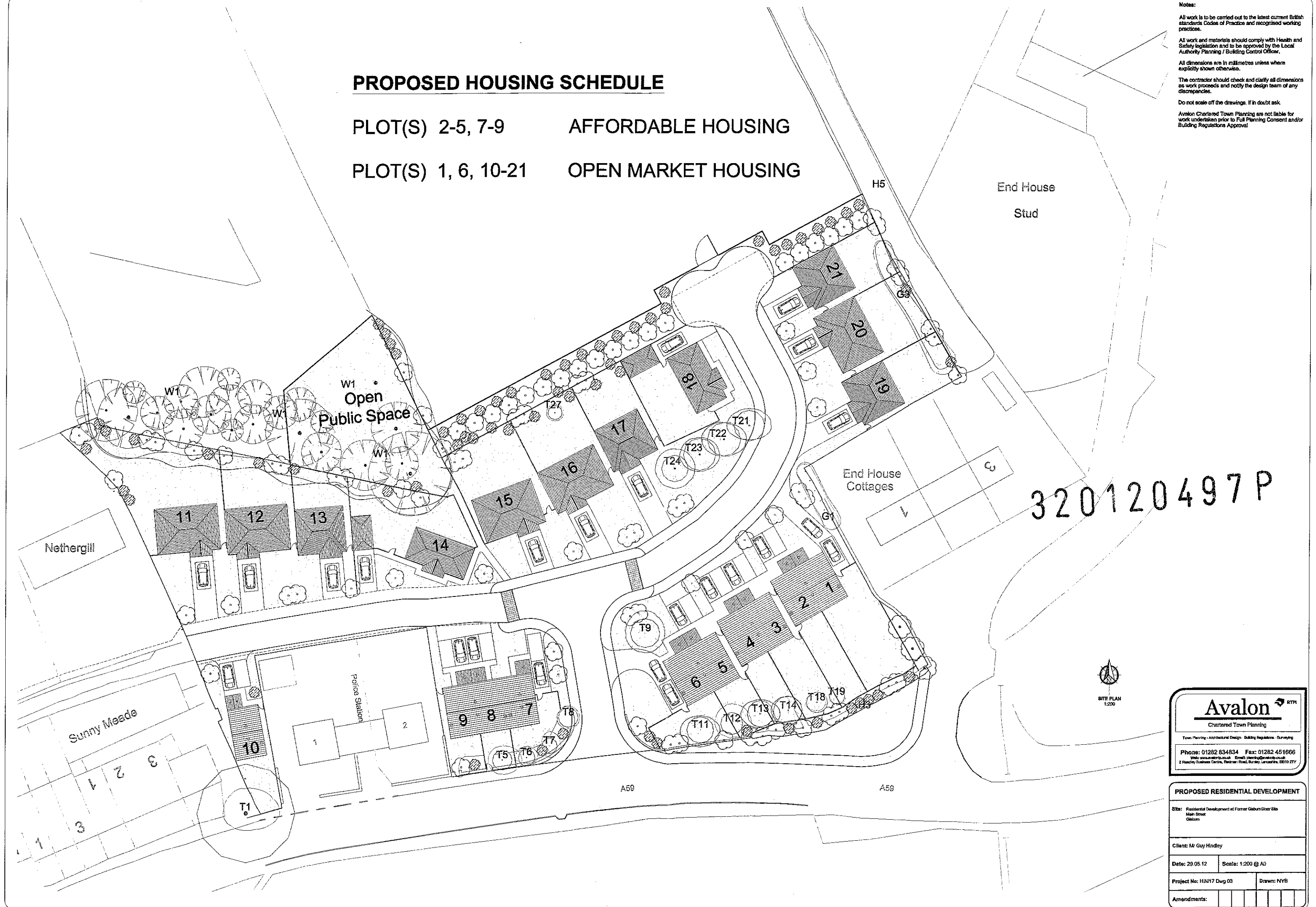
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SITE PLAN  
1:200

**Avalon** RTM  
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 2 Rosely Business Centre, Redman Road, Bury, Lancashire, BB9 2TY

### PROPOSED RESIDENTIAL DEVELOPMENT

Site: Residential Development at Former Galsburn Drive Site  
 Main Street  
 Galsburn

Client: Mr Guy Hindley

Date: 29.05.12 Scale: 1:200 @ A0

Project No: HIN17 Dwg 03 Drawn: NYB

Amendments:

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

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All dimensions are in millimetres unless where explicitly shown otherwise.

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Do not scale off the drawings, if in doubt ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

**ABBREVIATIONS:**

BCI Ballard  
CH Cable Height  
CL Cover Level  
EH Eave Height  
EP Easement Pole  
FP Flag Pole  
GU Gully  
LC Lighting Cover  
LP Lamp Post  
MH Man Hole  
RH Ridge Roof Height  
SP Sign Post  
TL Threshold Level  
TP Telegraph Pole  
TV Top of Wall  
VV Vertical Ventilation  
WV Water Valve

**NOTE:**  
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

End House  
Stud

End House  
Cottages

320120497 P

Nethergill

Sunny Meade

Police Station  
Police Houses

A59

A59



**Avalon** RTPI

Chartered Town Planning

Town Planning Architectural Design Building Regulations Surveying

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2 Hoadley Business Centre, Redman Road, Burslem, Stoke-on-Trent, ST6 1JY

**TOPOGRAPHICAL SURVEY**

Site: Residential Development at Former Gable End Site  
Main Street  
Gable End

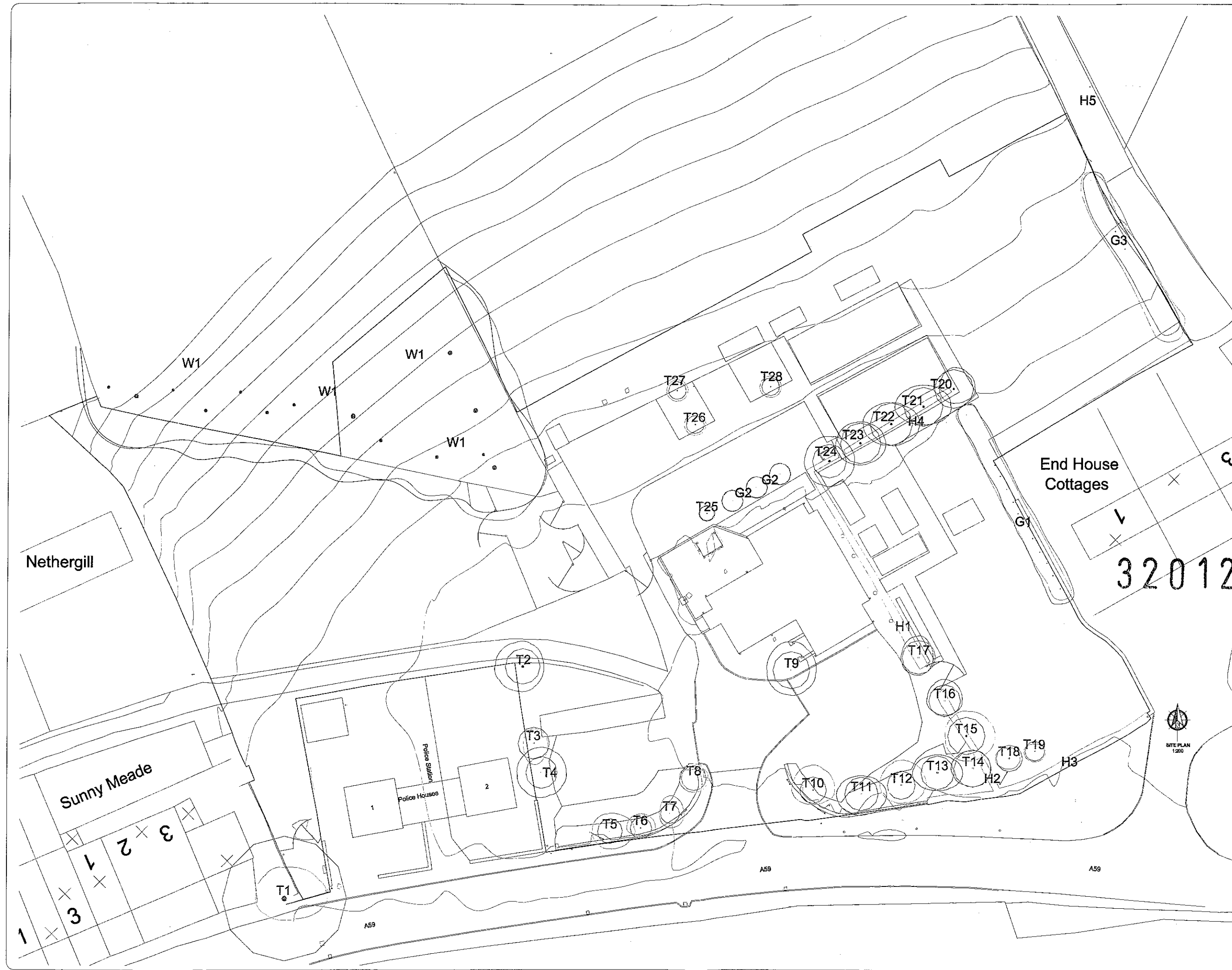
Client: Mr Guy Hindley

Date: 29.05.12 Scale: 1:200 @ A0

Project No: HN17 Dwg 04

Drawn: NYB

Amendments:



**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

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**Avalon** RTP

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 2 Rowley Business Centre, Rowley Road, Bury, Lancashire, BB10 2TV

| TREE SURVEY                                                                      |                   |
|----------------------------------------------------------------------------------|-------------------|
| Site: Residential Development at Former Glebe Drive Site<br>Main Street<br>Glebe |                   |
| Client: Mr Guy Hindley                                                           |                   |
| Date: 29.05.12                                                                   | Scale: 1:200 @ A0 |
| Project No: HIN/17 Dwg 05                                                        | Drawn: NYB        |
| Amendments:                                                                      |                   |