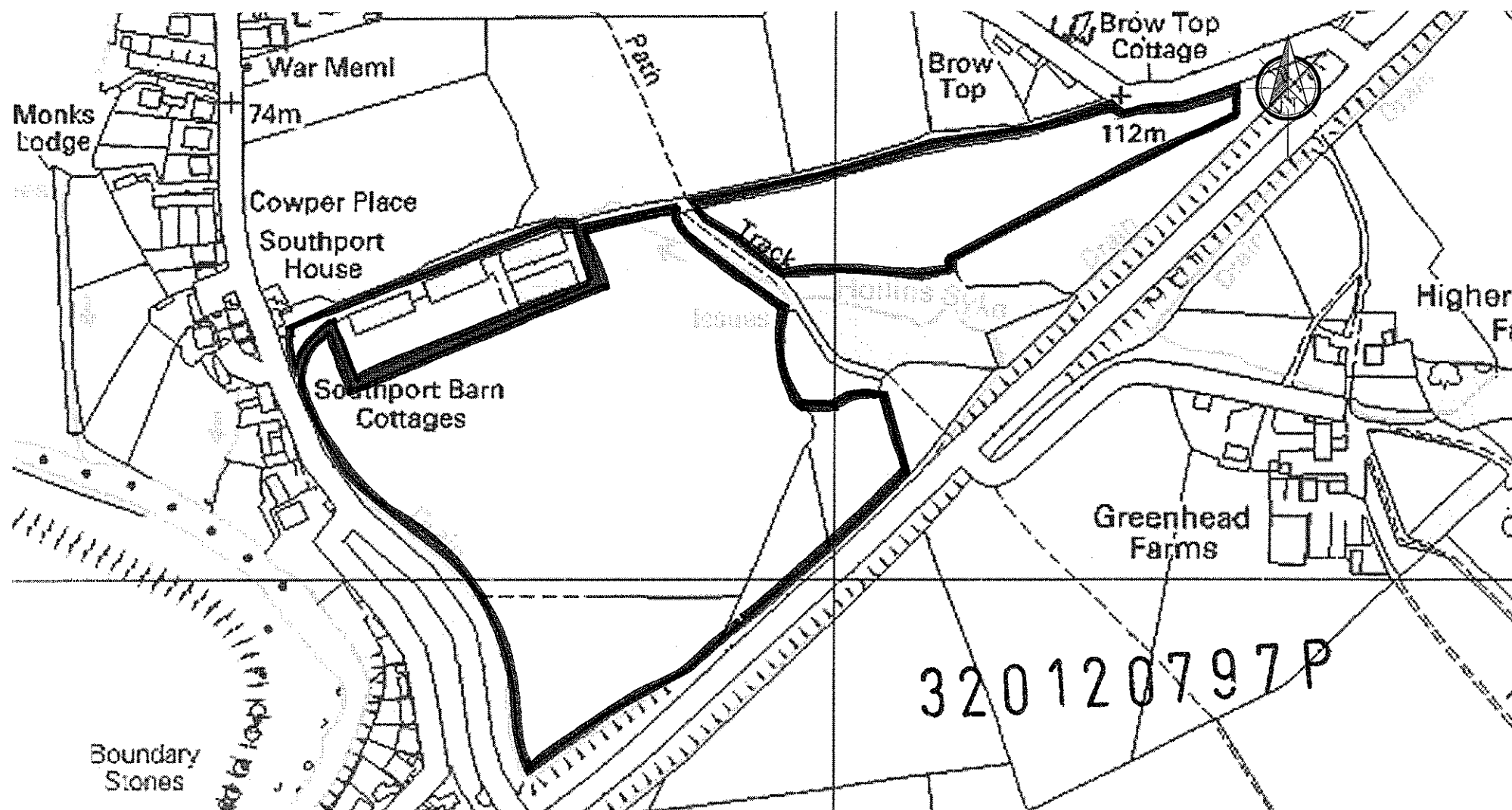




LOCATION PLAN

Site: Land at Southport House
Sawley

Client: Mr J SUTTON

Drawn: RLJ

Date: 06.06.12

Scale: 1:2500 @ A3

Project No: SUTT/01 Dwg 01

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 Email: planning@avalontp.co.uk
2 Reedley Business Centre, Rodman Road, Burnley, Lancashire BB10 2TY

Lancashire County Heritage Sites

Biological Heritage Site

River Ribble from London Road Bridge Preston, in West, to County Boundary, in East



Site Boundary

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This map shows only the boundary of the Biological Heritage Site named above. It does not show any other designated sites which may occur within the area covered by the map.

Ref No. LSRRI

Biological Heritage Sites Partnership

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Manchester and North Merseyside
Natural England



Grid ref. SD553287 to SD856836

Scale 1:176,312

Site approved 01/09/1993

Map 1 of 1

Boundary revised 01/09/1993

Date of Map 08/08/12



Lancashire
County Council







Lancashire County Heritage Sites

Biological Heritage Site

**Biological Heritage Sites
Partnership:**

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Natural England

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Site Name: River Ribble from London Road Bridge Preston, in West, to County Boundary, in East

Site Ref: LSRRI

Approved: 01 September 1993

Area (ha): 297.97

Date written/last updated: 05 September 2011

Grid Ref: SD553287 to SD856836

Owner/Occupier: Private

Districts:

Preston
Ribble Valley

Parishes:

Grimsargh, Preston
Aighton, Bailey and Chaigley, Balderstone, Billington and Langho, Bolton-by-Bowland
Chatburn, Clayton-le-Dale, Clitheroe, Dinckley, Dutton, Gisburn, Great Mitton
Grindleton, Horton, Hothersall, Little Mitton, Longridge, Newsholme, Osbaldeston
Paythorne, Ribchester, Salesbury, Sawley, Waddington, West Bradford
Cuerdale, Samlesbury

South Ribble

Description:

320120797P

The site comprises the River Ribble and associated semi-natural habitats from the county boundary at Paythorne (SD856836) downstream to London Road Bridge, Walton-le-Dale, Preston (SD553287). The Ribble rises high in the Pennines at Newby Head Moss at an altitude of 422m and is one of the largest rivers in North West England. Collectively, the river and its associated habitats support a rich assemblage of plants and animals. Throughout the length of the River Ribble the General Quality Assessment is Very Good and Good (A and B) with a localised section with the Fairly Good (C) classification.

The river is important for salmon, sea trout, otter and water vole.

Along the riverbanks sandy cliffs provide nesting habitat for sand martin and kingfisher, the locations of suitable cliffs being dependant upon localised erosion. Where shingle banks develop, nesting waders include oystercatcher, common sandpiper, little ringed-plover and ringed plover, whilst suitable adjacent fields support breeding waders including lapwing and curlew. Mature trees and woodlands adjacent to the river provide for nesting goosander.

Plant species of interest along the river include the northern spike-rush (a nationally rare species at its southern limit of distribution in the UK), slender tufted-sedge and green figwort. The moss *Cinclidotus mucronatus* (rare in Lancashire) occurs on limestone river boulders in the Clitheroe area. Aquatic species found in the river include stream water-crowfoot and perfoliate pondweed with reed canary-grass, lesser pond-sedge, butterbur and creeping yellow-cress associated with river margins.

Much of the land associated with the river comprises woodland, grassland and, locally, swamp and tall-herb communities. Riverside woodlands are predominantly, lowland mixed deciduous woodland and wet woodland, and comprise ash, oak, wych elm, sycamore and alder, with shrubs including grey and goat willow, hazel and holly. The ground flora is variable but typically species-rich with bluebell, wood anemone, wood stitchwort, primrose, wood avens, sanicle, early and common dog-violets, alternate-leaved golden-saxifrage and great horsetail. Species-rich grassland occurs locally on field banks above the river and includes species such as common bird's-foot-trefoil, knapweed, tormentil, common cat's-ear, meadow crane's-bill, spring-sedge and quaking-grass. Locally, swamps dominated by yellow iris, lesser pond-sedge and rushes occur in springs and flushes in adjacent fields.

Guideline(s) for Site Selection:

Rivers and Streams	(Ri1)
Flowering Plants and Ferns	(Ff1) (Ff4)?
Bryophytes	(Br3)
Mammals	(Ma1a)
Birds	(Bi2)
Molluscs	(Mo1)?
Other Invertebrates	(In1)

Other Information/Comments:

UK BAP Priority Habitats & Species include Lowland Mixed Woodland, Wet Woodland, Lowland Meadow, Fen, Water Vole, Otter and Reed Bunting. A single record of freshwater pearl-mussel dated 1974 came to light in 2003 for a section of the river upstream of Clitheroe.

Interpretation, caveats and additional sources of data

Please note that the records contained in this data search refer only to data held within the LERN database that we are at liberty to distribute. The absence of biological records for an area in no way implies that taxa are not present. Whilst LERN has taken reasonable steps to ensure the validity of the records that it holds, we accept no responsibility for any errors subsequently discovered.

Records held by a number of organizations are not included in the data we release as these organizations have established mechanisms for providing access to their records:

Badgers: enquiries@lancashirebadgergroup.org.uk

Bats

South Lancashire: enquiries@slbg.org.uk.

East Lancashire: danderson@burnley.gov.uk

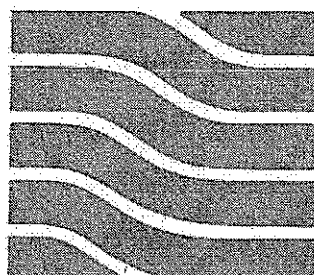
North Lancashire: gail.armstrong@talk21.com

Birds: stevewhite102@btinternet.com

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PENNINE



ecological

**EXTENDED PHASE 1 HABITAT SURVEY
& PROTECTED SPECIES ASSESSMENT**

**SOUTHPORT HOUSE
SAWLEY
LANCASHIRE**

**EXTENDED PHASE 1 HABITAT SURVEY
& PROTECTED SPECIES ASSESSMENT**

**SOUTHPORT HOUSE
SAWLEY
LANCASHIRE**

A report for

Avalon Chartered Town Planning

on behalf of

Mr J. B. Sutton
Upper Fairhurst,
Fairhurst Lane,
Inglewhite,
Preston
PR3 2LJ

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Robert Leatham

August 2012

**EXTENDED PHASE 1 HABITAT SURVEY
& PROTECTED SPECIES ASSESSMENT**

**SOUTHPORT HOUSE
SAWLEY
LANCASHIRE**

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APPENDIX 1:	<i>Map 1: Extended Phase 1 Habitat Survey</i>
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PART 1 INTRODUCTION:

1.1 REASONS FOR SURVEY:

320120797P

PENNINE Ecological have been commissioned by Avalon Chartered Town Planning and Architectural Consultancy on behalf of Mr J. B. Sutton, to undertake an Extended Phase 1 Survey and Protected Species Assessment of land at Southport House, Sawley, Lancashire.

The study includes a vegetation survey, badger survey and water vole survey together with assessment for other potential protected species issues. The report 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 proposals for demolition of existing chicken sheds and replacement with timber clad caravan units.

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 8th August 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 Water Voles:

The water vole survey follows the standard methodology as outlined in the *Water Vole Conservation Handbook*, (2nd Edition), Strachan, R. & Moorhouse, T. (2006).

The survey is based upon the examination of the stream as shown on Map 1, Appendix 1, for signs/sightings of water voles. These include burrows, latrines, feeding remains and grazed lawns.

1.3.4 Other Species:

In addition to the above, general assessments of the suitability of the site to support breeding birds, roosting bats and great crested newt 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 an optimum 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. Areas of grassland beyond the site boundaries of the site could not be accessed, however this area was subject to a visual search of the land from the site boundary which revealed generally low badger sett potential with the exception of the hedge line / embankment on the sites southern boundary.

1.4.3 Water Voles:

There were no constraints to the surveys, all areas of stream and banks were accessible.

PART 2 SURVEY RESULTS:

2.1 DESK BASED STUDY:

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A request for ecological data was made to Lancashire Environment Record Network (LERN) to obtain details of any biological records relating to the site. The extent of the study is shown on the LERN Sawley Ecology Plan in Appendix 1.

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)

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

Species records supplied by LERN are provided in Appendix 1, although none relate directly to the study area

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 known waterbodies capable of supporting GCN within 500m of the site
- None of the records supplied by LERN relate directly to the site.
- The nearest Biological Heritage Site is the River Ribble (*Site Code LSRR1*) which lies approximately 125m SW of the site at its nearest point on the other side of Sawley Road.

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 a small rectangular plot of land 0.815 hectares in size. The site is immediately south of a small stream (*Hollins Syke*) and access track which serves the chicken sheds.

The site is dominated by species-poor improved grassland and chicken sheds.

The southern boundary is defined by a species-poor unmanaged defunct hedge which has been planted along a 2m high raised earth embankment. The hedge extends around to the western boundary where the access track joins Sawley Road. Tall ruderal herb is colonizing and encroaching the improved grassland from the hedge bases and around the chicken sheds.

The eastern site boundary is fenced with a large stand of tall ruderal herb.

The northern site boundary is formed by a tarmac / stone access track with Hollins Syke stream beyond.

2.2.2 Extended Phase 1 Habitat Survey Target Notes:

Survey locations and Target Notes are shown on Map 1, Appendix 1.

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

Target Note No: 1: Hedge / Stream (off site)

A gappy hedge with trees and a stream (*Hollins Syke*) runs alongside the access track which forms the northern site boundary. The banks of the stream form a narrow strip of tall herb and unimproved grassland around 2m in width.

Species:	Abundance:
Common nettle	LD
False oat-grass	LA
Common figwort	LA
Great willowherb	LA
Herb Robert	LA
Hawthorn	F
Hogweed	F
Yorkshire-fog	F
Ivy	LF
Cleavers	LF
Wood millet	LF
Nipplewort	LF
Cow parsley	O
Elder	O
Sycamore	O
Hazel	O
Garlic mustard	O
Ash	O
Alder	O

Target Note No: 2: Improved Grassland:

Areas of improved grassland dominate the site and are undergoing tall ruderal herb colonization, particularly around the margins and alongside hedges and chicken sheds. The following species were recorded.

Species:	Abundance:
Yorkshire-fog	A
Perennial rye-grass	A
Creeping buttercup	A
False oat-grass	LA
Common bent	F
Meadow foxtail	LF

Target Note No: 2: Improved Grassland. Cont.

Common nettle	LF
Cock's-foot	LF
Redshank	VLF
Smooth sow-thistle	R

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Target Note No: 3

The southern boundary is defined by a species-poor unmanaged defunct hedge which has been planted along a 2m high raised earth embankment. The hedge extends around to the western boundary where the access track joins Sawley Road.

The hedge is dominated by hawthorn with occasional/rare elder and ash, beech and horse chestnut which are rarely present.

The hedge bottom has a poor flora dominated by ruderal species including common nettle and cleaves.

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 improved pastures

Access was not possible to the southern side of the hedge embankment forming the southern boundary of the site. However no visible evidence of setts was evident when viewed from Sawley Road, although this was slightly constrained by reduced visibility along the hedge lined Sawley Road.

Search for Foraging Signs and Pathways:

The site was thoroughly searched 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 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 WATER VOLE SURVEY

2.4.1 Survey Details and Results:

A water vole survey of Hollins Syke stream was undertaken as a precaution only. The stream is off site and is not affected by the proposals, however it lies within 5m of the site boundary and near to areas where existing sheds will be demolished.

2.4.2 Survey Conclusions:

There was no evidence of burrows or any activity signs of the species.

2.5 BIRDS:

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2.4.1 Bird Evaluation:

Bird surveys were not undertaken as bird potential is considered to be limited due to the small size of the site. Any bird population present is unlikely to be no greater than site-local value only, and is expected to include common passerines such as blackbird, robin, dunnock, wren, and chaffinch.

2.6 BATS:

2.5.1 Bat Evaluation:

During the site visit the trees within hedgerows were examined for the presence of holes that could potential used as bat roosts. The chicken shed buildings were also assessed for bat roost potential.

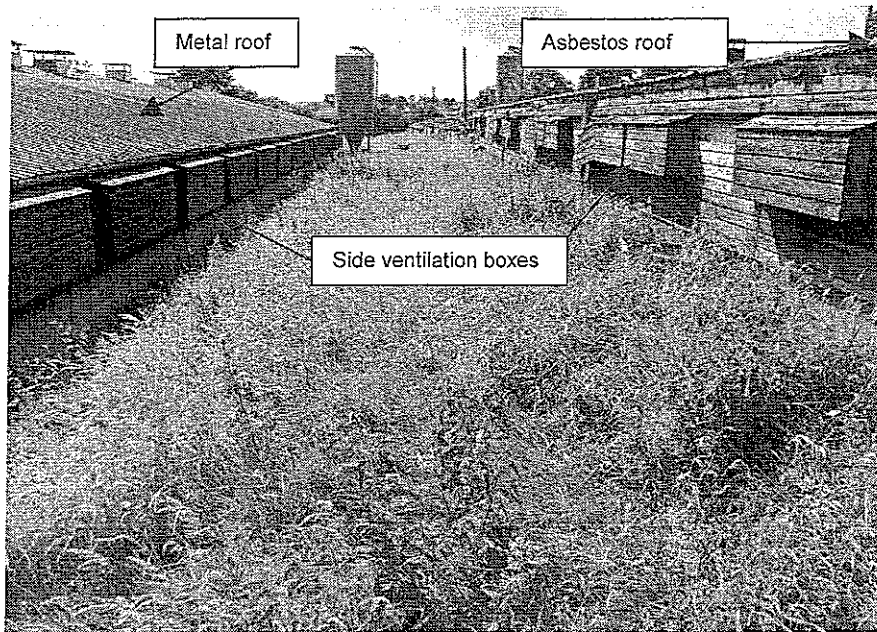
Bat Roosts:

The roost search found no potential roost sites in any of the boundary trees on the site.

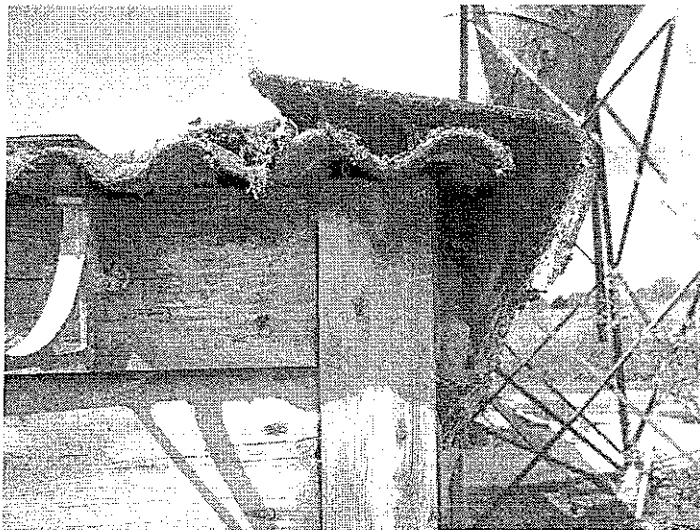
The chicken shed buildings were searched for areas where bats might gain ingress for roosting. The search revealed that most of the exterior of the buildings are well sealed with no means of ingress by bats.

There were several points of potential ingress on roof corners. However the structure of the sheds contains no loft spaces and is either asbestos or metal roof. This significantly reduces the potential for bat roosts.

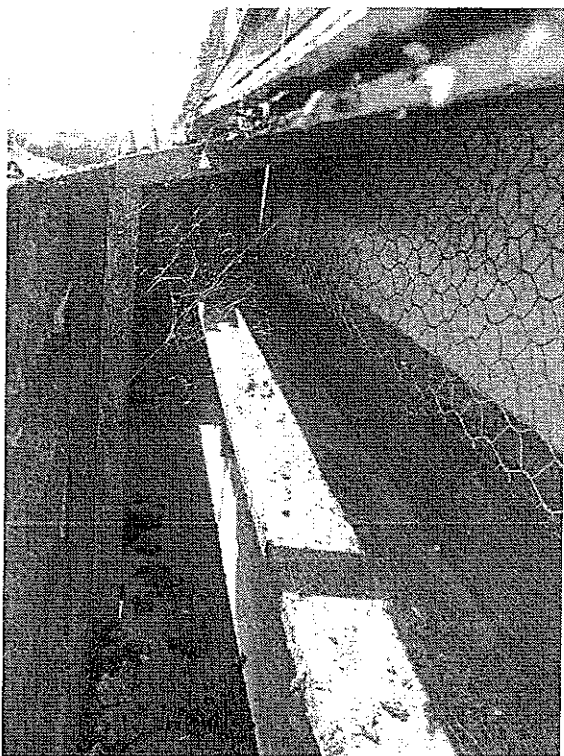
No bat droppings or staining associated with bat habitat were found on the chicken sheds.



Photograph showing chicken shed roof type and side ventilation boxes.



Photograph showing chicken shed asbestos roof type with potential bat ingress points. However no internal loft spaces are present which significantly reduces roost potential.



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Photograph showing chicken shed side ventilation boxes internal structure.

The chicken shed side ventilation boxes are open at their base which potentially provides access for bats. However the structures are very low off the ground (*approx 1 – 1.5m*). This reduces the potential for bats significantly. Furthermore no droppings or staining was found associated with these boxes.

2.7 GREAT CRESTED NEWT:

2.7.1 Great Crested Newt Evaluation:

Reference to Ordnance Survey maps (*1 1250*) indicates that there are 2 ponds approximately 400m north of the site. One of the ponds is a well within improved pasture and the other is a pond within mature woodland.

The ponds are at significant distance from the site and have good terrestrial habitats (*mature woodland and hedgerows*) in their near vicinity.

Hollins Syke also forms a partial barrier effect to terrestrial dispersal.

It is considered that the chances of great crested newts being associated with the site are remote.

PART 3 ECOLOGICAL EVALUATIONS:

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 250m of the site. The nearest ponds are approximately 400m north of the site.

No potential for bat habitation exists in the boundary trees. The buildings are considered unsuitable as bat roosts.

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 boundary hedgerows are UK BAP habitats; however these are not affected by development.

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

The boundary hedgerows are Section 41 Habitat - Hedgerows. (See Section 3.1.4 above)

3.1.6 Lancashire Biodiversity Action Plan Habitats & Species:

There are no LBAP habitats associated with the site.

3.2 SUMMARY EVALUATION:

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3.2.1 Vegetation – Habitats and Species:

The survey found no habitats of obvious high biodiversity value. The habitats present are common and include improved grassland, tall ruderal herb and boundary hedgerows.

The sites boundary hedgerows are UK BAP and Section 41 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 Water Voles:

There is no evidence of the species. The species is considered to be absent from the stream along the northern site boundary.

3.1.4 Birds:

The site has limited value to nesting birds generally, although small numbers of common birds will use the sites boundary hedgerows as nest sites.

3.1.5 Bats:

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

3.1.6 Great Crested Newt:

The possibility of GCN being present is considered to be remote.

There are no ponds within 250m of the site.

PART 4 RECOMMENDATIONS:

4.1 HABITATS:

The proposed works will only directly affect areas of common habitats (*improved grassland*) of site-local value only, and no further habitat 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 Water Voles:

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

4.2.3 Birds:

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

There are no proposals to remove any potential breeding bird habitats.

4.2.4 Bats:

The hedgerows and chicken sheds have no bat roost potential, therefore no further precautions are advised.

4.2.5 Great Crested Newt:

No further surveys are recommended

PART 5 REFERENCES:

320120797P

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

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

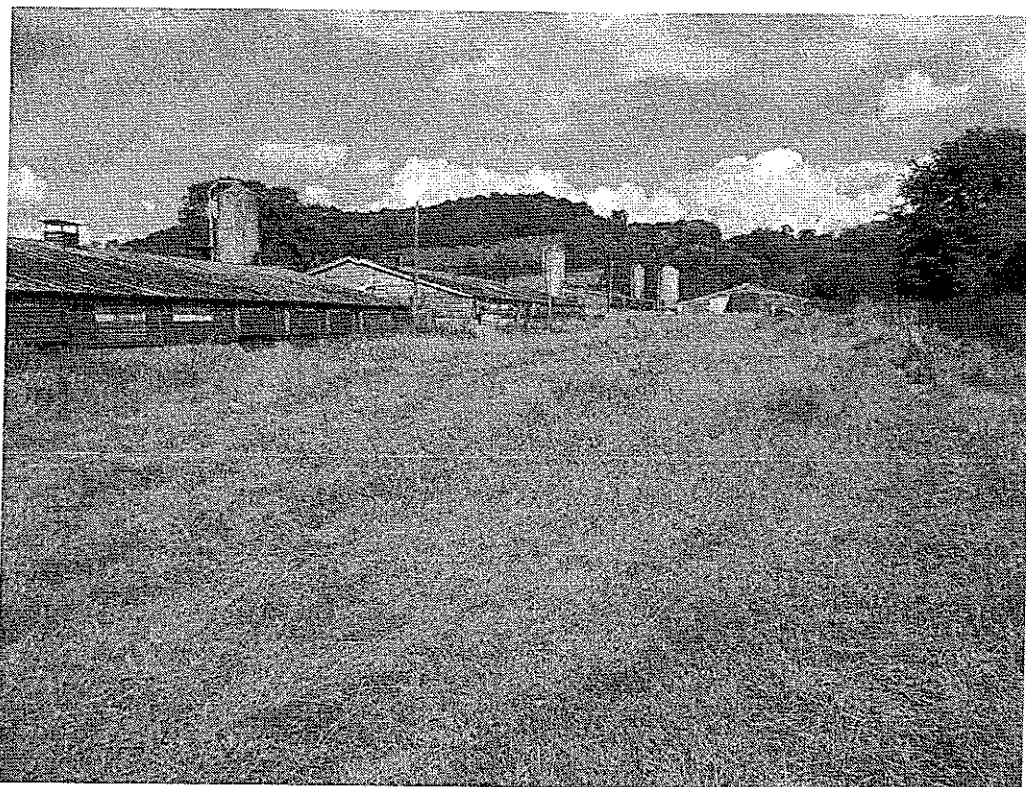
Natural England – Nature on the Map.

APPENDIX 1:

Site Photographs

*Map 1: Extended Phase 1 Habitat Survey
LERN Sawley Ecology Plan*

Site Photographs:



Target Note 2: Improved grassland looking NE



Target Note 1: Stream / Hedge / grassland strip (Off northern site boundary): Looking SW.



Target Note 1: Stream / Hedge / grassland strip (Off northern site boundary): Looking NE.



Target Note 3: Hedge on bank to rear and common nettle colonization.



Target Note 2: Improved grassland between chicken sheds.

320120797P



Target Notes 2/3 Improved grassland / boundary hedges looking SW.

See separate electronic pdf files

Map 1: Extended Phase 1 Habitat Survey

Sawley Ecology Plan

DESIGN AND ACCESS STATEMENT

320120797P

SITE: LAND AT SOUTHPORT HOUSE, SAWLEY

PROPOSAL: STATIC CARAVAN / LODGE PARK

1 ASSESSMENT

- 1.1 Southport House is situated to the south of Sawley village approximately 350m from the junction with the A59 trunk road. The site, the subject of this application is accessed immediately to the south of Southport House. Land in the vicinity is primarily in agricultural use.
- 1.2 The site comprises of four poultry sheds measuring approximately 40 x 14m together with feed hopper silos and ventilation units on the ridge.
- 1.3 Other properties in the area comprise of a mixture of small stone terraced cottages, more modern stone built bungalows, the former Southport Barn which has been converted into three cottages and Sawley Garage on the entrance to the Brow Gate estate.
- 1.4 Access to the site has a sound sealed surface, with grass verge and hedge row to the south. Most of the boundary of the site is similarly defined by hedges with some post and rail fencing.
- 1.5 Policies in the Development Plan are informed by Government advice issued in the National Planning Policy Framework which took effect on the 27 March 2012 which effectively supersedes previous advice contained in the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The basic tenet of the NPPF 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.

Furthermore in sub-section 3 entitled Supporting a Prosperous Rural Economy, paragraph 28 states *"planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *Promote the development and diversification of agriculture and other land based rural businesses;*
- *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."*

1.6 The Ribble Valley Districtwide Local Plan proposals map indicates that the unit is situated in open countryside immediately to the south of the village boundary, the boundary of the AONB and the Conservation Area, development within which is limited to that set out in policy G5 and further constrained by the landscape protection policy ENV3. However policy G5 permits small scale development that falls within a number of categories including that associated with tourism, and policy RT1 would in principle be supportive of development that extends the range of tourism and visitor facilities in the Borough. Policies ENV2 and ENV3 requires that development should be in keeping with the character of the landscape area and pay due regard to protecting and conserving the area giving due regard to design, materials, scale and massing.

1.6 Policy RT5 relates to the provision of static holiday caravan sites and so is applicable in this instance. Such development proposals will be approved provided that they are not intrusive in the landscape, have a safe means of access and are not situated on land

that is susceptible to flooding; policies ENV1 (AONB) and ENV4 (green belt) referred to are not applicable in this instance. Policy G1 is a general policy which details a number of development control criteria that may be applicable in the determination of planning applications. Sawley Abbey is located a short distance to the north of the site but given that the site would be well screened and landscaped then this development would have no greater impact than the existing poultry unit.

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2 INVOLVEMENT

- 2.1 A pre-application enquiry was made under reference RV/2011/ENQ/0041. The comments of Colin Sharpe, Senior Planning Officer are attached at Appendix 1.

3 EVALUATION

- 3.1 The site currently operates as a chicken farm but the buildings are almost at the end of their working life and following changes in governing legislation then there would have to be substantial investment in the site if it was to continue in its present use. This dilemma has led the site owners to consider alternative uses for the site involving its comprehensive redevelopment.
- 3.2 A similar situation has been dealt with in a similar manor off Lower Lane in Longridge with the redevelopment of a similar but slightly larger former chicken farm to form a 21 lodge holiday park which the authority granted consent back in 2007.

4 DESIGN

- 4.1 The proposal is to demolish and clear from site all the existing cabins which have a greater footprint and massing than the proposed lodge units. The site itself has established landscape screening around its perimeter and it is proposed that additional supplementary landscaping would be incorporated as an integral part of the submitted design.

- 4.2 The site itself is broadly rectangular in plan form and there is an existing right of way through the site along its northern boundary and this has influenced the layout of the proposed lodge park to a broadly linear layout.
- 4.3 The layout of the site has been designed with an extremely low density in order to facilitate an enhanced landscaping scheme in order to assimilate the park into its wider landscaping setting.
- 4.4 As far as the individual units are concerned then these are to be timber clad units which are considered more appropriate and visually similar to the poultry cabins presently on site.

5 ACCESS

- 5.1 The site benefits from safe access to the main road along which there is a 30mph speed restriction. A bus service operates from Clitheroe via Grindleton, Sawley and Chatburn. Two further services operate hourly from Preston-Skipton via Clitheroe and Chatburn with a bus stop on the A59 therefore the site is accessible by public transport. Level access can be gained into the lodges.

June 2012

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Leanne @ Avalon TP

From: "Colin Sharpe" <Colin.Sharpe@ribblevalley.gov.uk>
To: "Leanne @ Avalon TP" <leanne@avalontp.co.uk>
Sent: 18 January 2012 18:17
Subject: RE: Land at Southport House, RV/2011/ENQ/00441 & Hackings Caravan Park, RV/2011ENQ/00401

Alan,

Re:Sawley Brief Comments :

The proposal appears to be acceptable in principle having regard to Policy RT1

The main considerations in the determination of an application would be:

1. Visual - the site is outside but immediately adjoining the boundaries of both the AONB and the Conservation Area and is not far away from Sawley Abbey. Even though the site is well screened (and you are proposing to "strengthen" the existing screening) my immediate thought was that 11 timber clad caravans in a fairly neat single row would not be appropriate for this site/locality. Having said that, I have to concede that the existing buildings do not particularly enhance the appearance of the locality. We could discuss this further at a meeting (as you have paid for one)
2. Highway safety - The access looks quite good to me, and it is possible that the usage that would result from the proposed use will be little different than that from a fully functioning poultry unit. I will discuss with LCC Highways and advise you of their comments (possibly tomorrow)
3. Any possible comments from the County Archaeologist (who I have not consulted on the pre app) but, if they are to be caravans, as opposed to buildings with foundations, I do not foresee there being a problem in this regard.

I will ring tomorrow to discuss and to arrange a meeting should you still want one.

Colin

Taxon group	Taxon Status Short Name	Taxon Status Long Name	Taxon Status Constraint	Taxon Latin Name	Taxon Common Name	Sample Year	Sample Location Name	Sample Location	Sample Date	Sample 1 km Square	Sample Spatial Reference
flowering plant	Scottish Biodiversity List	Scottish Biodiversity List of species of principal importance for biodiversity conservation	In respect of section 13(2) only	Hyacinthoides non-scripta	Bluebell	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
bird	CMS_AEWA-A2	Bird Population Status - amber	Lancs BAP Provisional Long List	Actitis hypoleucos	Common Sandpiper	1999 00	Sawley Grange		1999		SD74Y
bird	CMS_AEWA-A2	Convention on Migratory Species, African-Eurasian Waterbirds Agreement - Annex II	Lancs BAP Provisional Long List	Ardea cinerea	Grey Heron	1999 00	Sawley Grange		1999		SD74Y
bird	CMS_AEWA-A2	Convention on Migratory Species, African-Eurasian Waterbirds Agreement - Annex II	Lancs BAP Provisional Long List	Ardea cinerea	Grey Heron	1998 00			1998		SD74Y
bird	NI_Priority	Birds of Conservation Concern-Red, species of high conservation concern	Lancs BAP Provisional Long List	Carduelis cannabina	Linnet	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Biodiversity Lists - Long List	Lancs BAP Provisional Long List	Delichon urbica	House Martin	1999 00	Sawley Grange		1999		SD74Y
bird	CMS_AEWA-A2	Lancashire Biodiversity Action Plan Provisional Long List	Lancs BAP Provisional Long List	Haematopus ostralegus	Oystercatcher	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Birds of Conservation Concern- Amber - species of medium conservation concern	Lancs BAP Provisional Long List	Hirundo rustica	Swallow	1999 00	Sawley Grange		1999		SD74Y
bird	RedList_Global_post2001_NT	RDB Birds - 1a	Lancs BAP Provisional Long List	Numenius arquata	Curllew	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Lancashire Biodiversity Action Plan Provisional Long List	Lancs BAP Provisional Long List	Parus palustris	Marsh Tit	1999 00	Sawley Grange		1999		SD74Y
bird	NI_Priority	Bird Population Status - red	Lancs BAP Provisional Long List	Passer domesticus	House Sparrow	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Lancashire Biodiversity Action Plan Provisional Long List	Lancs BAP Provisional Long List	Phylloscopus trochilus	Willow Warbler	1999 00	Sawley Grange		1999		SD74Y
bird	NI_Priority	Biodiversity Lists - Long List	Lancs BAP Provisional Long List	Prunella modularis	Dunnock	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Bern Convention Appendix 2	Lancs BAP Provisional Long List	Riparia riparia	Sand Martin	1999 00	Sawley Grange		1999		SD74Y
bird	NI_Priority	Birds of Conservation Concern-Red - species of high conservation concern	Lancs BAP Provisional Long List	Sturnus vulgaris	Starling	1999 00	Sawley Grange		1999		SD74Y
bird	Lancs BAP Provisional Long List	Priority Species (Northern Ireland)	Lancs BAP Provisional Long List	Turdus philomelos	Song Thrush	1999 00	Sawley Grange		1999		SD74Y
bird	NI_Priority	Birds of Conservation Concern- Amber, species of medium conservation concern	Lancs BAP Provisional Long List	Vanellus vanellus	Lapwing	1999 00	Sawley Grange		1999		SD74Y
bird	CMS_A2	The Wildlife (Northern Ireland) Order 1985 (Schedule 1 Part 1)		Accipiter nisus	Sparrowhawk	1999 00	Sawley Grange		1999		SD74Y
bird				Aegithalos caudatus	Long-Tailed Tit	1999 00	Sawley Grange		1999		SD74Y
bird	CMS_AEWA-A2	Birds Directive Annex 2 1		Anas platyrhynchos	Mallard	1999 00	Sawley Grange		1999		SD74Y
bird	BirdsDir-A2 1	Birds Directive Annex 2 1		Branta canadensis	Canada Goose	1999 00	Sawley Grange		1999		SD74Y
bird	BAP-Long	The Wildlife (Northern Ireland) Order 1985 (Schedule 4)		Carduelis carduelis	Goldfinch	1999 00	Sawley Grange		1999		SD74Y

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bird	BAP-Long	Wildlife and Countryside Act 1981 (Schedule 3 Part 1)	Carduelis chloris	Greenfinch	1999 00 Sawley Grange	1999	SD74Y
bird	Bern-A2	Biodiversity Lists - Long List	Certhia familiaris	Treecreeper	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Bern Convention Appendix 2	Cinclus cinclus	Dipper	1999 00 Sawley Grange	1999	SD74Y
bird	BOCI-ModDec	Birds Directive Annex 2 2	Columba oenas	Stock Dove	1999 00 Sawley Grange	1999	SD74Y
bird	BirdsDir-A2 1	Birds Directive Annex 2 1	Columba palumbus	Woodpigeon	1999 00 Sawley Grange	1999	SD74Y
bird			Corvus corone subsp corone	Carriion Crow	1999 00 Sawley Grange	1999	SD74Y
bird	BirdsDir-A2 2	The Wildlife (Northern Ireland) Order 1985 (Schedule 2 Part 2)	Corvus frugilegus	Rook	1999 00 Sawley Grange	1999	SD74Y
bird	BirdsDir-A2 2	Birds Directive Annex 2 2	Corvus monedula	Jackdaw	1999 00 Sawley Grange	1999	SD74Y
bird	CMS_AEWA-A2	Convention on Migratory Species, African-Eurasian Waterbirds Agreement - Annex II	Cygnus olor	Mute Swan	1999 00 Sawley Grange	1999	SD74Y
bird	Bern-A2	Biodiversity Lists - Long List	Dendrocopos major	Great Spotted Woodpecker	1999 00 Sawley Grange	1999	SD74Y
bird	Scottish Biodiversity List	Scottish Biodiversity List of species of principal importance for biodiversity conservation	Erithacus rubecula	Robin	1999 00 Sawley Grange	1999	SD74Y
bird	WACA-Sch3_part1	The Wildlife (Northern Ireland) Order 1985 (Schedule 4)	Fringilla coelebs	Chaffinch	1999 00 Sawley Grange	1999	SD74Y
bird	CMS_AEWA-A2	Convention on Migratory Species, African-Eurasian Waterbirds Agreement - Annex II	Fulica atra	Coot	1999 00 Sawley Grange	1999	SD74Y
bird	CMS_AEWA-A2	Birds Directive Annex 2 2	Gallinula chloropus	Moorhen	1999 00 Sawley Grange	1999	SD74Y
bird			Motacilla alba subsp. yarrellii	Pied Wagtail	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Bern Convention Appendix 2	Oenanthe oenanthe	Wheatear	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Biodiversity Lists - Long List	Parus ater	Coal Tit	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Bern Convention Appendix 2	Parus caeruleus	Blue Tit	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Biodiversity Lists - Long List	Parus major	Great Tit	1999 00 Sawley Grange	1999	SD74Y
bird	BirdsDir-A2 1	Birds Directive Annex 2 1	Phasianus colchicus	Pheasant	1999 00 Sawley Grange	1999	SD74Y
bird	BOCI-ModDec	RDB Birds - candidate	Phoenicurus phoenicurus	Redstart	1999 00	1999	SD74Y
bird	BOCI-ModDec	The Wildlife (Northern Ireland) Order 1985 (Schedule 1 Part 1)	Phoenicurus phoenicurus	Redstart	1998 00	1998	SD74Y
bird	BOCI-ModDec	Bern Convention Appendix 2	Phoenicurus phoenicurus	Redstart	1999 00 Sawley Grange	1999	SD74Y
bird	BirdsDir-A2 2	Birds Directive Annex 2 2	Pica pica	Magpie	1999 00 Sawley Grange	1999	SD74Y
bird	Bird-Amber	Birds of Conservation Concern- Amber - species of medium conservation concern	Regulus regulus	Goldcrest	1999 00 Sawley Grange	1999	SD74Y
bird	Bern-A2	Biodiversity Lists - Long List	Sitta europaea	Nuthatch	1999 00 Sawley Grange	1999	SD74Y
bird	ECCITES-A	EC CITES Annex A	Strix aluco	Tawny Owl	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Biodiversity Lists - Long List	Sylvia atricapilla	Blackcap	1999 00 Sawley Grange	1999	SD74Y
bird	BAP-Long	Biodiversity Lists - Long List	Sylvia borin	Garden Warbler	1999 00 Sawley Grange	1999	SD74Y
bird	Bern-A2	Bern Convention Appendix 2	Troglodytes troglodytes	Wren	1999 00 Sawley Grange	1999	SD74Y
bird	BOCI-ModDec	Birds Directive Annex 2 2	Turdus merula	Blackbird	1999 00 Sawley Grange	1999	SD74Y
bird	Bird-Amber	Birds Directive Annex 2 2	Turdus viscivorus	Mistle Thrush	1999 00 Sawley Grange	1999	SD74Y

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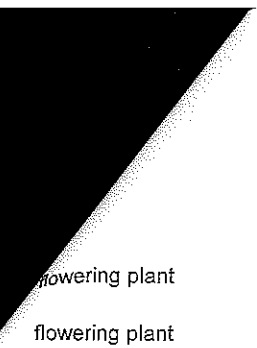
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IUCN (pre 1994) - Vulnerable

Larix decidua	Larch	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Asplenium ruta-muraria	Wall-Rue	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Asplenium trichomanes	Maidenhair Spleenwort	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Athyrium filix-femina	Lady Fern	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Dryopteris	Buckler-Fern	1979 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
Dryopteris dilatata	Broad Buckler-Fern	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Dryopteris filix-mas	Common Male Fern	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Oreopteris limbosperma	Lemon-Scented Fern	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Phyllitis scolopendrium	Hart's-Tongue	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Polystichum aculeatum	Hard Shield-Fern	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Pteridium aquilinum	Bracken	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Acer pseudoplatanus	Sycamore	1988 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	June 1988	SD7746 SD7718246499
Acer pseudoplatanus	Sycamore	1979 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
Acer pseudoplatanus	Sycamore	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Acer pseudoplatanus	Sycamore	1988 00	Hedge and roadside embankment running into a ditch	Ribble Valley (vc64)	June 1988	SD7745 SD7778545919
Achillea millefolium	Yarrow	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Achillea millefolium	Yarrow	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Adoxa moschatellina	Moschatel	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Aegopodium podagraria	Ground-Elder	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Agrostis capillaris	Common Bent	1979 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
Agrostis capillaris	Common Bent	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Agrostis stolonifera	Creeping Bent	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Ajuga reptans	Bugle	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Alchemilla filicaulis subsp vestita	Lady's-Mantle	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Alchemilla glabra	Lady's-Mantle	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Alchemilla glabra	Lady's-Mantle	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Alchemilla xanthochlora	Lady's-Mantle	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Alisma plantago-aquatica	Water-Plantain	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y

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flowering plant		Alliaria petiolata	Garlic Mustard	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Alliaria petiolata	Garlic Mustard	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Allium ursinum	Ramsons	Semi-natural broadleaf woodland on steep bank along Sawley Road 1988 00	Ribble Valley (vc64)	June 1988	SD7746 SD7718246499
flowering plant		Allium ursinum	Ramsons	Semi-natural broadleaf woodland on steep bank along Sawley Road 1979 00	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
flowering plant		Allium ursinum	Ramsons	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Alnus glutinosa	Alder	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Alnus glutinosa	Alder	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Alnus glutinosa	Alder	Hedge and roadside embankment running into a ditch 1988 00	Ribble Valley (vc64)	June 1988	SD7745 SD7778545919
flowering plant		Alopecurus geniculatus	Marsh Foxtail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Alopecurus pratensis	Meadow Foxtail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Anemone nemorosa	Wood Anemone	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Angelica sylvestris	Wild Angelica	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Anthoxanthum odoratum	Sweet Vernal Grass	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Anthriscus sylvestris	Cow Parsley	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Anthriscus sylvestris	Cow Parsley	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Arctium minus	Lesser Burdock	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Arctium minus	Lesser Burdock	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Arrhenatherum elatius	False Oat-Grass	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Arrhenatherum elatius	False Oat-Grass	Hedge and roadside embankment running into a ditch 1988 00	Ribble Valley (vc64)	June 1988	SD7745 SD7778545919
flowering plant		Artemisia vulgaris	Mugwort	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Arum maculatum	Lords-And-Ladies	Semi-natural broadleaf woodland on steep bank along Sawley Road 1979 00	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
flowering plant		Arum maculatum	Lords-And-Ladies	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Atriplex patula	Common Orache	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Barbarea vulgaris	Winter-Cress	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Bellis perennis	Daisy	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Betula pubescens	Downy Birch	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Brachypodium sylvaticum	False-Brome	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Brassica nigra	Black Mustard	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y

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flowering plant		Briza media	Quaking-Grass	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Bromopsis ramosa	Hairy Brome	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Bromus hordeaceus	Soft-Brome	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Bromus hordeaceus subsp. hordeaceus	Soft-Brome	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Callitriche	Callitriche	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Callitriche stagnalis	Common Water-Starwort	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Caltha palustris	Marsh Marigold	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Capsella bursa-pastoris	Shepherd's-Purse	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Capsella bursa-pastoris	Shepherd's-Purse	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant RedList_pre94-NR	IUCN (pre 1994) - Rare	Cardamine amara	Large Bitter-Cress	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Cardamine flexuosa	Wavy Bitter-Cress	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Cardamine flexuosa	Wavy Bitter-Cress	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Cardamine hirsuta	Hairy Bitter-Cress	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Cardamine pratensis	Cuckooflower	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex acutiformis	Lesser Pond-Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex acutiformis	Lesser Pond-Sedge	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Carex disticha	Brown Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex hirta	Hairy Sedge	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Carex hirta	Hairy Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex panicea	Carnation Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex remota	Remote Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Carex sylvatica	Wood-Sedge	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Centaurea montana	Perennial Cornflower	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Centaurea nigra	Common Knapweed	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Centaurea nigra	Common Knapweed	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Cerastium fontanum	Common Mouse-Ear	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Cerastium fontanum	Common Mouse-Ear	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Cerastium glomeratum	Sticky Mouse-Ear	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Chamerion angustifolium	Rosebay Willowherb	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Circaea lutetiana	Enchanter's Nightshade	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Cirsium arvense	Creeping Thistle	1964 00 SD74Y	Mid-west	01/01/1964	SD74Y

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Farm Environment Plan Guidance
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Mercurialis perennis	Dog's Mercury	1979 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746	SD7718246499
Mercurialis perennis	Dog's Mercury	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Mimulus	Mimulus	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Mimulus guttatus	Monkeyflower	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Moehringia trinervia	Three-Nerved Sandwort	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Mycelis muralis	Wall Lettuce	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Myosotis arvensis	Field Forget-Me-Not	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Myosotis arvensis	Field Forget-Me-Not	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Myosotis laxa	Tufted Forget-Me-Not	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Myosotis scorpioides	Water Forget-Me-Not	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Myosotis scorpioides	Water Forget-Me-Not	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Myosotis sylvatica	Wood Forget-Me-Not	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Myrrhis odorata	Sweet Cicely	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Narcissus	Garden Daffodil	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Orchis mascula	Early-Purple Orchid	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Oxalis acetosella	Wood-Sorrel	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Papaver somniferum	Opium Poppy	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Persicaria amphibia	Amphibious Bistort	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Petasites hybridus	Butterbur	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Petasites hybridus	Butterbur	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Phalaris arundinacea	Reed Canary-Grass	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Phalaris arundinacea	Reed Canary-Grass	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Phleum pratense	Timothy	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Pilosella officinarum	Mouse-Ear-Hawkweed	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Plantago lanceolata	Ribwort Plantain	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Plantago lanceolata	Ribwort Plantain	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Plantago major	Greater Plantain	2006 00	SD74Y	Mid-west Yorkshire	29/06/2006		SD74Y
Plantago major	Greater Plantain	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Poa annua	Annual Meadow-Grass	1964 00	SD74Y	Mid-west Yorkshire	01/01/1964		SD74Y
Poa nemoralis	Wood Meadow-Grass	1979 00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746	SD7718246499

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lowering plant

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flowering plant		Rhododendron ponticum	Rhododendron	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Ribes rubrum	Red Currant	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Ribes uva-crispa	Gooseberry	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rorippa palustris	Marsh Yellow-Cress	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rorippa palustris	Marsh Yellow-Cress	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Rorippa sylvestris	Creeping Yellow-Cress	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rosa canina agg	Dog Rose	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rosa mollis	Rose	2005 00 SD74Y	Mid-west Yorkshire	01/01/2005	SD74Y
flowering plant		Rosa mollis agg	Rosa mollis agg	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant Scottish Biodiversity List	Scottish Biodiversity List of species of principal importance for biodiversity conservation	Rubus caesius	Dewberry	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant Scottish Biodiversity List	Scottish Biodiversity List of species of principal importance for biodiversity conservation	Rubus caesius	Dewberry	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus dasyphyllus	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus dasyphyllus	Bramble	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus eboracensis	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus eboracensis	Bramble	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus fruticosus agg	Bramble	1988 00	Ribble Valley (vc64)	June 1988	SD7746 SD7718246499
flowering plant		Rubus fruticosus agg	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus fruticosus agg	Bramble	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Rubus fumarius	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus fumarius	Bramble	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus idaeus	Raspberry	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus incurvatiformis	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus lindebergii	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus lindebergii	Bramble	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus lindleianus	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus lindleianus	Bramble	1999 00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus pruinosis	Bramble	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y

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flowering plant		Rubus vestitus	Bramble	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus vestitus	Bramble	1999.00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rubus wirralensis	Bramble	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rubus wirralensis	Bramble	1999.00	Ribble Valley (vc64)	27/08/1999	SD7846 SD7846
flowering plant		Rumex acetosa	Common Sorrel	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rumex acetosa	Common Sorrel	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Rumex crispus	Curled Dock	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rumex crispus	Curled Dock	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Rumex obtusifolius	Broad-Leaved Dock	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Rumex obtusifolius	Broad-Leaved Dock	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Rumex sanguineus	Wood Dock	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Salix cinerea	Grey Willow	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Salix cinerea subsp oleifolia	Willow	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Salix fragilis	Crack Willow	Hedge and roadside embankment running into a ditch 1988.00	Ribble Valley (vc64)	June 1988	SD7745 SD7778545919
flowering plant		Salix fragilis	Crack Willow	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant		Salix fragilis	Crack Willow	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Sambucus nigra	Elder	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant FEP-001	Farm Environment Plan Guidance 001	Sambucus nigra	Elder	Semi-natural broadleaf woodland on steep bank along Sawley Road 1979.00	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
flowering plant		Sanicula europaea	Sanicle	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Scrophularia nodosa	Common Figwort	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant RedList_pre94-VU	- IUCN (pre 1994) - Vulnerable	Scrophularia umbrosa	Green Figwort	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
flowering plant RedList_pre94-VU	IUCN (pre 1994) - Vulnerable	Scrophularia umbrosa	Green Figwort	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Sedum acre	Biting Stonecrop	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Senecio jacobaea	Common Ragwort	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Senecio vulgaris	Groundsel	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Silene dioica	Red Campion	Semi-natural broadleaf woodland on steep bank along Sawley Road 1988.00	Ribble Valley (vc64)	June 1988	SD7746 SD7718246499
flowering plant		Silene dioica	Red Campion	1964.00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
flowering plant		Silene dioica	Red Campion	2006.00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y

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flowering plant	
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flowering plant W(NI)O-Sch8_part1	IUCN (pre 1994) - Vulnerable
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Solanum dulcamara	Bittersweet	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Solanum dulcamara	Bittersweet	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Sorbus aria agg.	Whitebeam	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Sorbus aucuparia	Rowan	1988.00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	June 1988	SD7746 SD7718246499
Sorbus aucuparia	Rowan	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Sparganium erectum	Branched Bur-Reed	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Stachys officinalis	Betony	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Stachys sylvatica	Hedge Woundwort	1979.00	Semi-natural broadleaf woodland on steep bank along Sawley Road	Ribble Valley (vc64)	August 1979	SD7746 SD7718246499
Stachys sylvatica	Hedge Woundwort	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Stachys sylvatica	Hedge Woundwort	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Stachys x ambigua	Hybrid Woundwort	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Stellaria graminea	Lesser Stitchwort	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Stellaria holostea	Greater Stitchwort	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Stellaria media	Common Chickweed	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Stellaria media	Common Chickweed	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Stellaria uliginosa	Bog Stitchwort	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Symphoricarpos albus	Snowberry	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Symphytum x uplandicum	Russian Comfrey	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Tamus communis	Black Bryony	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Tanacetum parthenium	Feverfew	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Taraxacum officinale agg	Dandelion	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Taraxacum officinale agg	Dandelion	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Tilia cordata	Small-Leaved Lime	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Torilis japonica	Upright Hedge-Parsley	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Trifolium dubium	Lesser Trefoil	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Trifolium pratense	Red Clover	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Trifolium pratense	Red Clover	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Trifolium repens	White Clover	2006.00	SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Trifolium repens	White Clover	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Trisetum flavescens	Yellow Oat-Grass	1964.00	SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y

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horsetail
horsetail
horsetail
horsetail
horsetail

Equisetum arvense	Field Horsetail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Equisetum arvense	Field Horsetail	2006 00 SD74Y	Mid-west Yorkshire	29/06/2006	SD74Y
Equisetum fluviatile	Water Horsetail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Equisetum palustre	Marsh Horsetail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y
Equisetum telmateia	Great Horsetail	1964 00 SD74Y	Mid-west Yorkshire	01/01/1964	SD74Y

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Map Colour Codes:

-  Scrub – scattered
 Trees – scattered broad-leaved
 Neutral grassland – unimproved (off site)
 Improved grassland
 Tall ruderal herb
 Running water (off site)
 Defunct species-poor hedge
 Buildings
 Bare ground
 Target Notes 1 - 3
 *Site boundary

*Note the stream/hedge to the north of the site is not affected directly by development but is included in the survey for context

Job title:
Extended Phase 1 Habitat Survey & Protected Species Assessment
- Land at Southport House, Sawley, Lancashire -

Map 1
Extended Phase 1 Habitat Survey

DRAWN:
Robert Leatham

SCALE:
NTS

SURVEY DATE:
August 8th 2012



PENNINE
ecological

☐: 24 The Highgrove, Heaton, Bolton, BL1 5FX

☎: 01204 844545

✉: bob@pennineecological.co.uk

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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.

All work and materials to be approved by the District
Authority Building Control Officer

All dimensions are in millimetres unless where explicitly shown otherwise.

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Readley Chartered Town Planning & Architectural
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Regulations Approval



79.2m

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Standard Phase 1 Species Codes:
(Nomenclature follows Stace, C 1997)

Ae	<i>Arrhenatherum elatius</i>	False oat-grass
Ag	<i>Alnus glutinosa</i>	Alder
Ah	<i>Aesculus hippocastanum</i>	Horse chestnut
Cm	<i>Crataegus monogyna</i>	Hawthorn
Eh	<i>Epilobium hirsutum</i>	Great willowherb
Fe	<i>Fraxinus excelsior</i>	Ash
Fs	<i>Fagus sylvatica</i>	Beech
Hi	<i>Holcus lanatus</i>	Yorkshire-fog
Hsp	<i>Heracleum sphondylium</i>	Hogweed
Lp	<i>Lolium perenne</i>	Perennial rye-grass
Pr	<i>Prunus species</i>	Cherry species
Sn	<i>Sambucus nigra</i>	Elder
Ud	<i>Urtica dioica</i>	Common nettle

Reedley

**Chartered Town Planning &
Architectural Consultancy**

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

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eMail: planning@reedley.co.uk

Title: Land at Southport House
Sawley

EXISTING SITE PLAN

Project No: SUTT/01 Dwg 02

Drawn: RJ

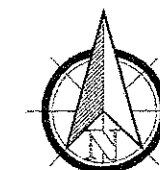
Client: Mr J SUTTON

Date: 18.11.11

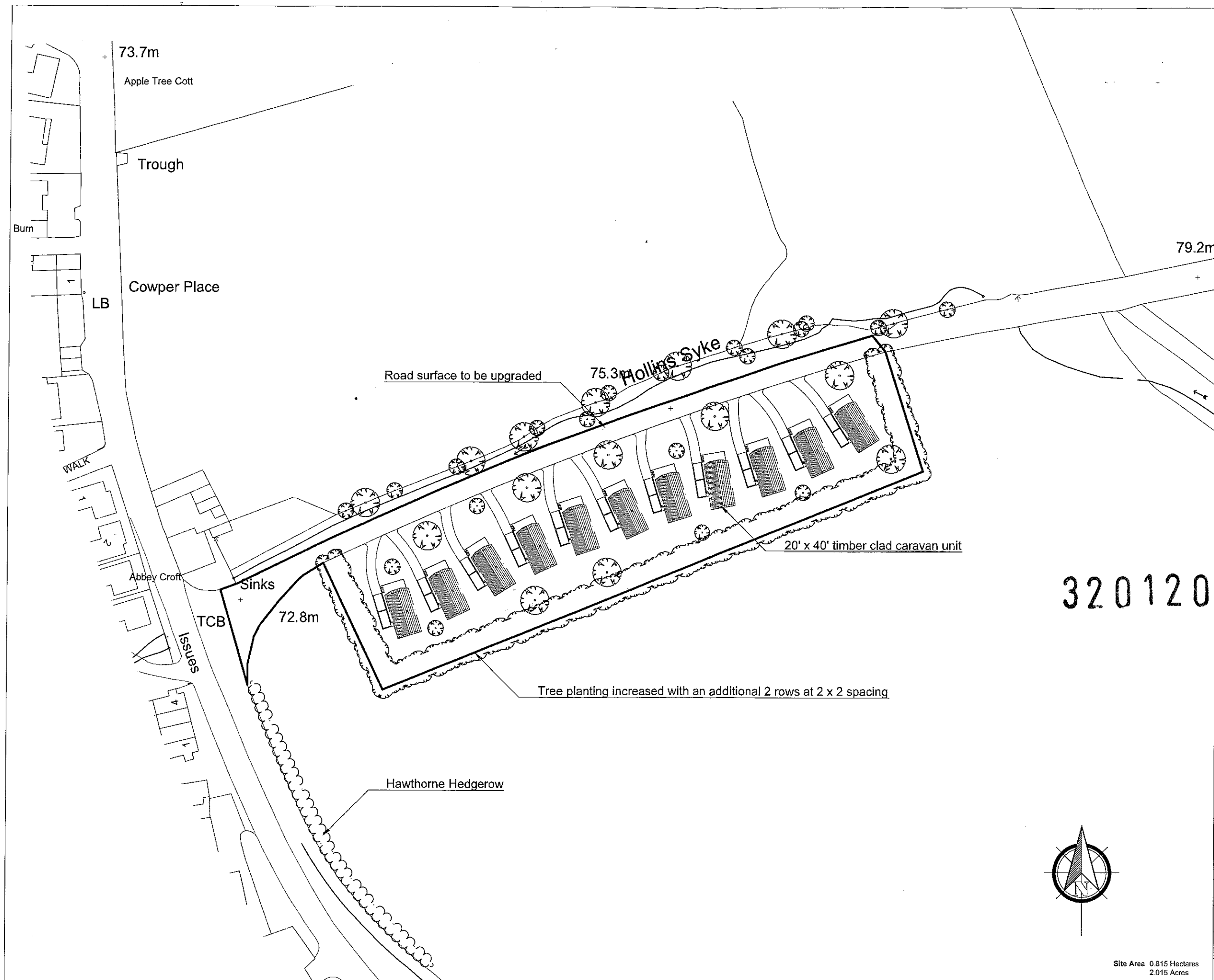
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Amendments:

Site Area 0.815 Hectares
2.015 Acres



Site Area 0.815 Hectares
2.015 Acres



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Reedley

Chartered Town Planning & Architectural Consultancy

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eMail: planning@reedley.co.uk

Title: Land at Southport House
Sawley

PROPOSED SITE PLAN

Project No: SUTT/01 Dwg 02

Drawn: R J

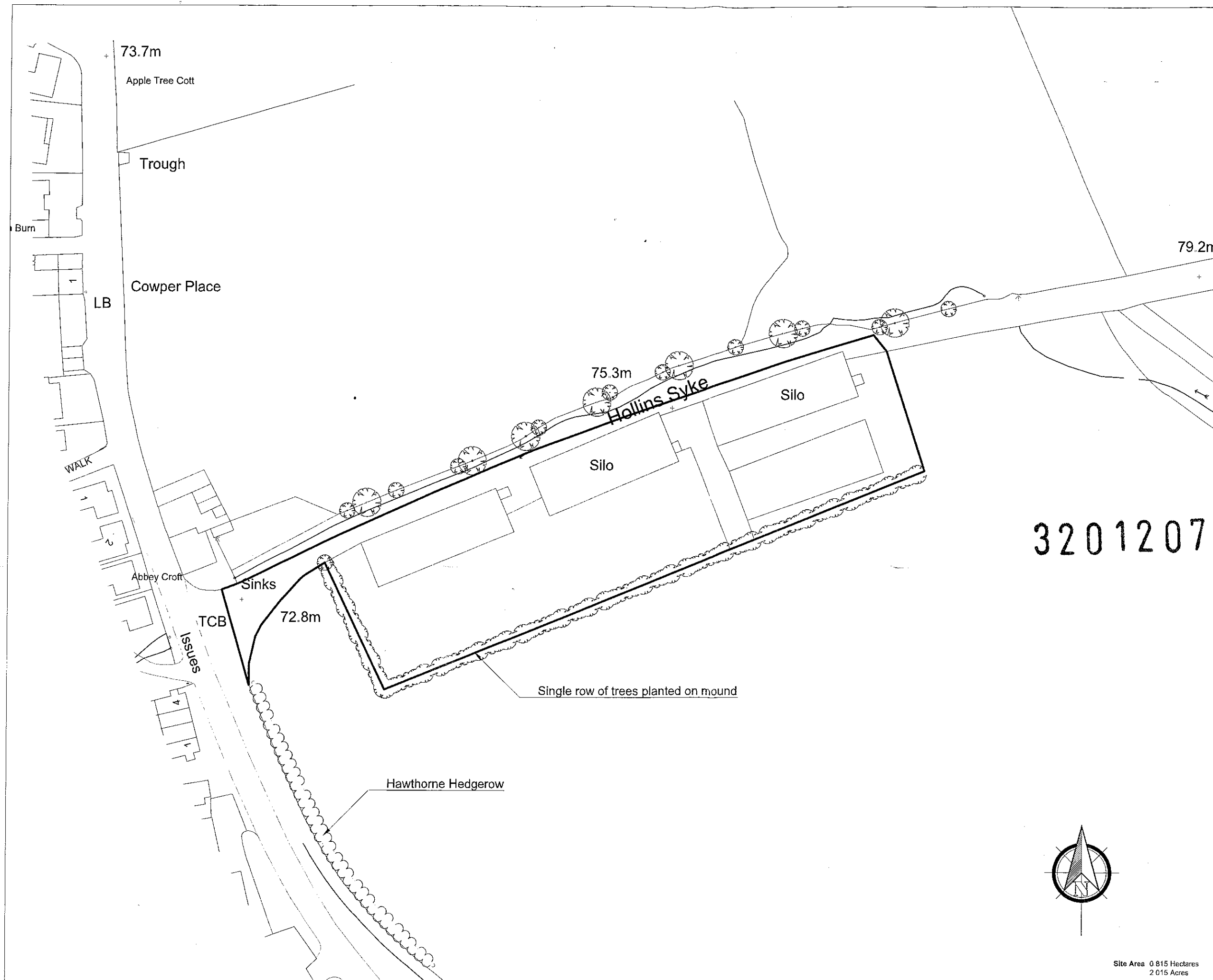
Client: Mr J SUTTON

Date: 18 11 11

Scale: 1:500 @ A1 - 1:1000 @ A3

Amendments:

Site Area 0.815 Hectares
2.015 Acres



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Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Land at Southport House
Sawley

EXISTING SITE PLAN

Project No: SUTT/01 Dwg 02

Drawn: R.J

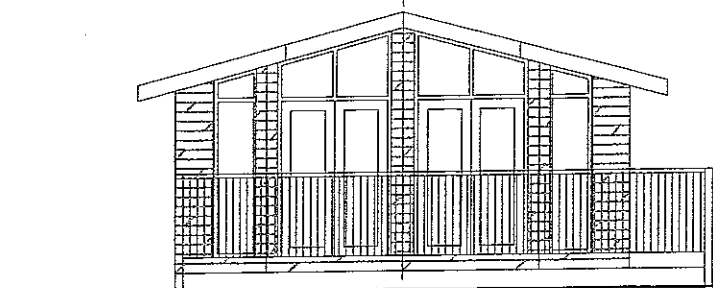
Client: Mr J SUTTON

Date: 18.11.11

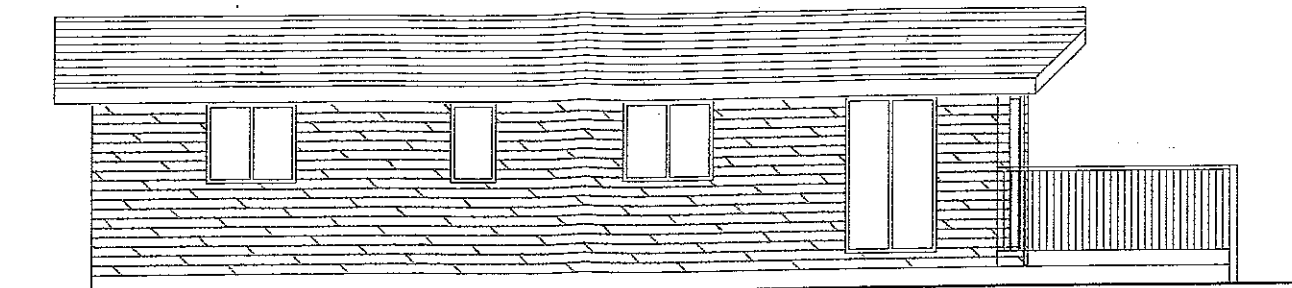
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Amendments:

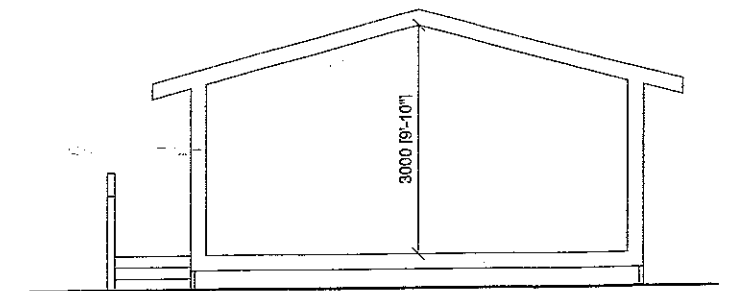
Site Area 0.815 Hectares
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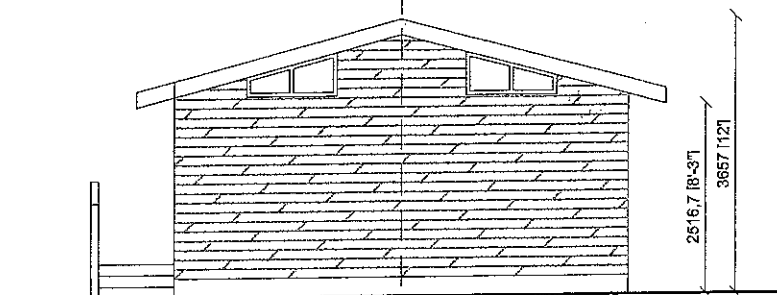
Unit 1
Unit 2
Front Elevation 1:100



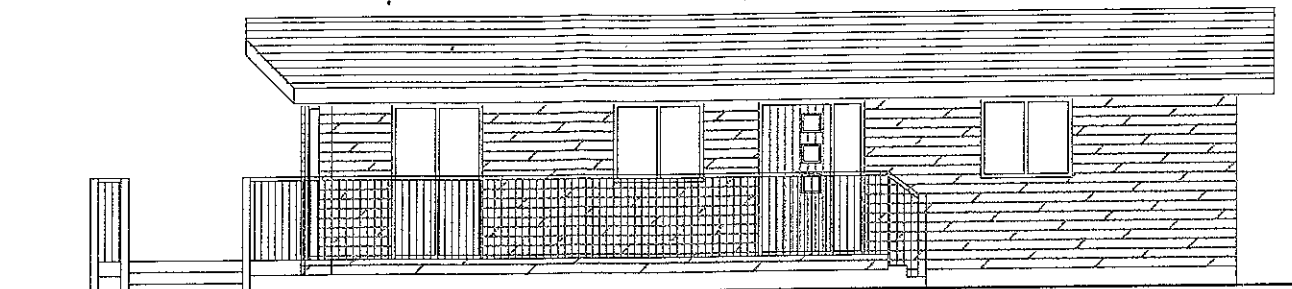
Unit 1
Side Elevation 1:100



Unit 2
Unit 1
Typical Section 1:100



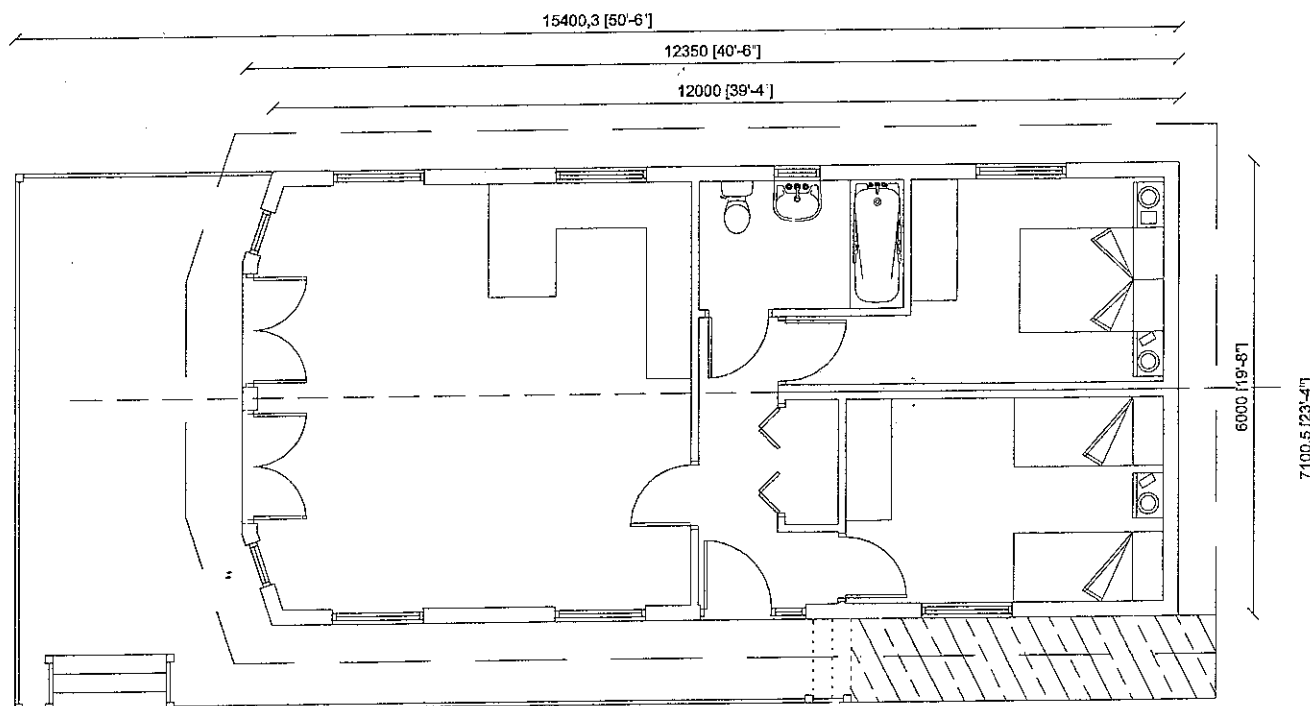
Unit 2
Unit 1
Rear Elevation 1:100



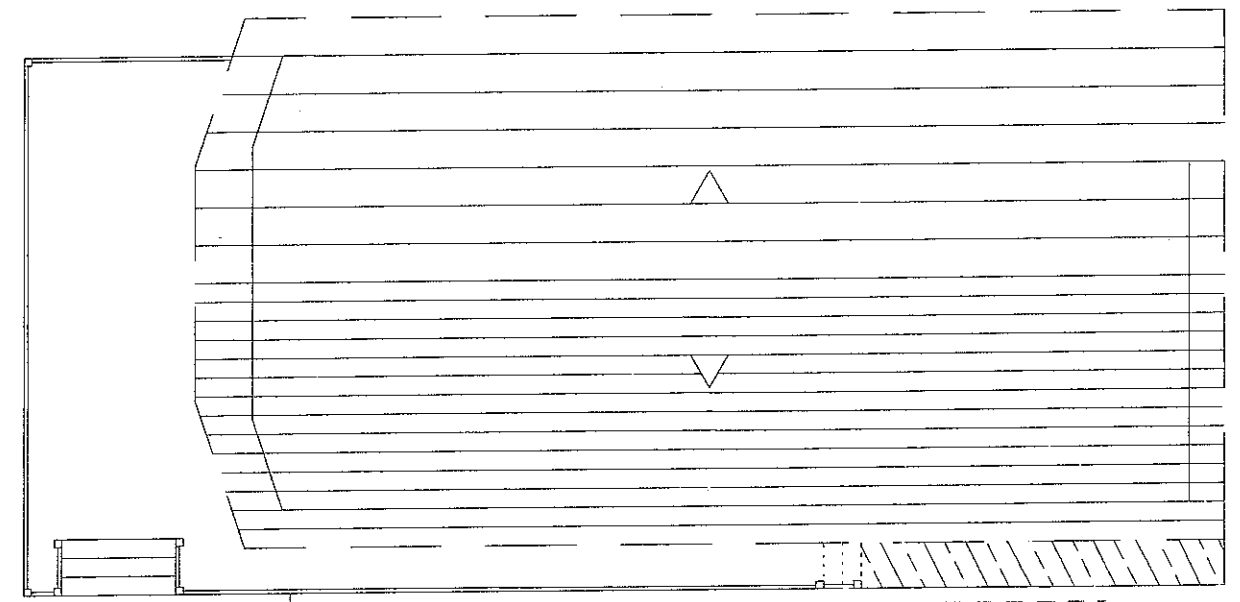
Unit 2
Side Elevation 1:100

The specified caravan meets the definition set out within the Caravan Sites Act 1968 whereby under -
section 13(1)a - The units comprise of two 9'10" x 40'6" sections joined to create a 19'8" x 40'6"
section 13(1)b - The units are to be constructed offsite in two sections and will be fully mobile
section 13(2)a/b - Total unit size 19'10" x 40'6" (6000mm x 12350mm)
section 13(2)c - height to ceiling (from lowest point of floor to highest point at ceiling) is 9'10" (3000mm)

320120797P



Floor Plan 1:100



Roof Plan 1:100

TYPICAL CARAVAN UNIT DESIGN

Site: Land at Southport House
Sawley

Client: Mr J SUTTON

Drawn: RLJ

Date: 19.07.12

Scale: 1:100 @ A3

Project No: SUTT/01 Dwg 04A

Amendments:

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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

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