

3970

Dated 8th July 2002

Rossendale Borough Council

- and -

Hurstwood Developments Limited

- and -

National Westminster Bank plc

Agreement

pursuant to Section 106 of the Town and Country
Planning Act 1990 (as amended)
relating to the
erection of 57 detached dwellings and conversion of existing buildings into
six number units together with associated works
on land at Commercial Street, Loveclough
(Planning Application No. 14/2000/498)

Inghams
Guild Chambers
4 Winckley Square
Preston PR1 3JJ

THIS AGREEMENT is made the *eighth* day of *July* 2002

BETWEEN :

- (1) **ROSSENDALE BOROUGH COUNCIL** of the Town Hall Rawtenstall Rossendale Lancashire BB4 7LZ ("the Council"); and
- (2) **HURSTWOOD DEVELOPMENTS LIMITED** whose registered office is situated at Hurstwood Court New Hall Hey Road Rawtenstall Rossendale Lancashire BB4 6HR ("the Developer")
- (3) **NATIONAL WESTMINSTER BANK PLC** whose registered office is situated at 41 Lothbury London EC2 ("the Mortgagee")

DEFINITIONS

- "Act" the Town and Country Planning Act 1990;
- "Application" the application for planning permission on the Site and submitted under reference 14/2000/498 to the Council or as the same may be varied or amended;
- "Commutated Maintenance Sum" the sums calculated in accordance with the provisions of Schedule 2 and which shall be applied by the Council to the future maintenance of the Orange Land;
- "Contribution" means the sum of ten thousand pounds (£10,000);
- "Development" development of the Site for residential purposes in accordance with the Application;
- "Maintenance Period" means the period of twelve months from the date of issue of a Works Completion Notice not being a Notice

- in response to which the Council has properly given notice under sub-paragraph 2.1.2 of Schedule 1;
- “Orange Land” that part of the Site which is shown coloured orange on Plan 2 and including the retaining walls;
- “Planning Permission” a planning permission to be granted by the Council in the terms of the draft permission set out in Schedule 3 or as the same may be amended or varied;
- “Site” the land containing 7 acres situated at Loveclough Rossendale and shown edged in red on Plan 1;
- “The Works” means the construction laying out and landscaping works to be carried out to the Orange Land in accordance with a naturalised planting scheme and details of which shall have been approved by the Council under condition 8 attached to the Planning Permission;
- “Works Completion Notice” means a notice in writing to be issued by the Developer to the Council confirming that the Works have been completed;
- (1) References to numbered plans shall be deemed to be references to plans so numbered annexed to this agreement
- (2) References to clauses and to Schedules shall be deemed to be references to the clauses of and Schedules to this Agreement and unless otherwise stated references to paragraphs and sub-paragraphs shall be deemed to be references to paragraphs and

sub-paragraphs of the Schedule in which such reference appears

- (3) Any reference herein to any statute or to any provision of the same shall be construed as including reference to any statutory modification or re-enactment thereof from time to time in force

WHEREAS:-

- (1) The Council is the local planning authority for the purposes of the Act in respect of the Site and is the authority by whom the obligations hereby created are enforceable
- (2) The Developer is seized for an estate in fee simple in possession of the Site which is registered under Title Number LA460955 at H M Land Registry free from encumbrances save for a Registered Charge in favour of the Mortgagee
- (3) The Developer has by the Application applied to the Council for planning permission to carry out the Development on the Site in the manner set out in the plans specifications and particulars forming part of the Application
- (4) The Council is minded to grant planning permission for the Development in the terms of the draft permission set out in Schedule 3 but requires the Developer to enter into the covenants hereinafter contained in this agreement
- (5) The Developer has agreed to enter into this agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to Section 106 of the Act and to be bound by and observe and perform the covenants agreements conditions and stipulations hereinafter contained

NOW THIS DEED WITNESSETH as follows:-

- 1.1 This Agreement is made in pursuance of Section 106 of the Act and all other powers so enabling and covenants in this Agreement falling within Section 106 of the Act are

planning obligations to which the section shall apply

1.2 The local planning authority by whom such obligations are enforceable is the Council

2.1 This Agreement is conditional and shall only have effect upon the date upon which the Developer shall begin the Development in accordance with the Planning Permission by the carrying out of a material operation in accordance with the provisions of Sections 56 and 91-93 of the Act

2.2 For the avoidance of doubt it is hereby agreed and declared that in the event of either the Planning Permission being quashed as a result of legal proceedings or the Planning Permission being revoked then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of any party against the others

3 The Developer with the consent of the Mortgagee and with the intent to bind itself and the Developer's successors in title hereby covenants with the Council that the Developer will:

3.1 observe and comply with those provisions of Schedule 1 which the Developer is to observe or comply with;

3.2 subject to compliance with the provisions of Schedule 1 transfer the Orange Land to the Council for use by the public as public open space;

3.3 pay the Commuted Maintenance Sum to the Council upon the transfer of the Orange Land to the Council

3.4 implement the scheme of landscaping referred to in Condition 8 attached to the Planning Permission in strict accordance with such programme/timetable for its implementation as may have been approved by the Council

- 4 The Council hereby covenants with the Developer that the Council will:
- 4.1 observe and comply with those provisions of Schedule 1 which the Council are to observe and comply with;
- 4.2 upon the transfer of the Orange Land and upon receipt of the Commuted Maintenance Sum accept all responsibility for the repair and maintenance of the Orange Land and indemnify and keep indemnified the Developer from and against all actions costs claims demands and proceedings in respect of any future breach non-observance or non-performance of this obligation
- 4.3 In accordance with the provisions of paragraph 1.6 of Schedule 1, the Council will accept a Transfer of the Orange Land when requested so to do by the Developer.
- 4.4 In the event that the Council does not use the whole or any part of the Contribution as referred to in paragraph 1.1 of Schedule 1 within a period of five years from the date of payment then the Council shall repay to the person or body which actually paid the Contribution to the Council the whole or any remaining balance of the Contribution.
- 5 The Mortgagee hereby consents to the execution of this Deed and acknowledges that subject as herein provided the Site shall be bound by the restrictions and obligations contained in this Agreement
- 6.1 Any disputes or differences arising between any of the parties hereto as to their respective rights duties or obligations or as to the failure of the Council to give or confirm its consent where required under this Agreement or as to any other matter or thing arising out of or connected with the subject matter of this Agreement or any failure to agree upon any matter may be referred in accordance with the provisions of this clause to the determination of an independent landscape architect

6.2 Subject as provided in Schedule 2 any reference to an independent landscape architect in accordance with clause 6.1 shall be to a reputable landscape architect based in Greater Manchester or Lancashire unconnected to any of the parties hereto and experienced in residential development matters who shall be agreed between the parties to the dispute or appointed on the application of any party to the dispute made at any time by the President for the time being of the Institution of Landscape Architects or his duly appointed deputy and the decision of such independent landscape architect shall be final and binding upon the parties to the dispute (save for manifest error) and if the parties to the dispute shall agree in writing such reference shall be deemed to be a reference to an expert (and not an arbitrator) but shall otherwise be deemed to be a reference to an arbitration pursuant to the Arbitration Act 1996 and if an architect shall act as an expert each of the parties to the dispute shall be entitled to submit to him representations and cross representations with such supporting evidence as they shall consider necessary and he shall have regard thereto in making his decision which he shall deliver in writing as expeditiously as possible and the reference to him shall include authority to determine in what manner all the costs of the referral shall be paid

6.3 Where the dispute referred for determination under clause 6.2 shall be or include a dispute as to whether or not consent or approval of the Council should properly be given as required by this Agreement and the independent landscape architect determines that such consent or approval should have been given then for all the purposes of this Agreement the consent of the Council shall be deemed to have been given on the date the independent landscape architect advises the parties to the dispute

of his determination

- 7 Notwithstanding the terms contained herein the parties hereto agree that the Mortgagee shall only be liable for any breach of any provisions of this Agreement during such periods (if any) as it is a mortgagee in possession of the Site and then only if it shall have caused such breach to have been occasioned and provided further for the avoidance of doubt that it shall not in any event be liable for any breach of this Agreement arising prior to it becoming a mortgagee in possession of the Site regardless of whether or not such pre-existing breach shall continue for any period during which it is a mortgagee in possession of the site
- 8 If the Planning Permission has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56 and 91-93 of the Act within five years from the date thereof this Agreement shall forthwith determine and cease to have effect and the Council shall thereupon cancel all related entries in the Register of Local Land Charges
- 9.1 For the purpose of such parts of this Agreement as may be subject to the law against perpetuities this Agreement shall remain in force for the period of eighty years from the date hereof or (if sooner) as long as any of the covenants conditions stipulations and agreements herein may not have been performed
- 9.2 In this Agreement the expressions "the Council" and "the Developer" and "the Mortgagee" shall where the context so admits be deemed to include their respective successors in title
- 9.3 The Developer shall not be liable for the breach of a covenant or obligation contained in this Agreement after having parted with all interest in that part of the Site on which

the breach has occurred but without prejudice to liability for any subsisting breach of covenant or obligation prior to parting with such interest

- 9.4 Where the consent or approval of the Council is required under this Agreement the Council confirms that such consent or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council acting as local planning authority
- 9.5 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than one relating to the Development as specified in the Application) granted (whether or not on appeal) after the date of this Agreement
- 9.6 The Developer shall bear the Council's reasonable costs and the costs of the Mortgagee in relation to the preparation and execution of this Agreement
- 9.7 The planning obligations hereby created shall be registered as a Local Land Charge
- IN WITNESS whereof the parties hereto have caused these present to be duly executed as a deed the day and year first above written

Schedule 1

- 1 The Developer shall
- 1.1 Pay the Contribution to the Council towards the costs to be incurred by the Council in the upgrading of facilities of Loveclough Park and the payment of the Contribution shall be made by the Developer upon the first occupation of a dwellinghouse to have been erected under the Planning Permission or any renewal thereof
- 1.2 Carry out the Works to the reasonable satisfaction of the Council.

- 1.3 After completion of the Works serve the Works Completion Notice on the Council and upon expiry of any defects liability or Maintenance Period give notice of the completion of the Works to the Council
- 1.4 Upon receipt of any notice under sub-paragraph 2.1.2 and subject to the provisions of clause 6 remedy any defect specified in such notice served by the Council
- 1.5 Upon completion of the works referred to in a notice served under sub-paragraph 2.1.2 give to the Council a further Works Completion Notice
- 1.6 Upon the expiry of the Maintenance Period and provided that the Orange Land is in a state of maintenance which is approved of by the Council (such approval not to be unreasonably withheld or delayed) then the Orange Land shall on a date twenty working days after the expiry of the Maintenance Period be transferred to the Council for the consideration of one pound and such transfer document shall contain a restrictive covenant on the part of the Council for itself and its successors in title and assigns and so as to bind the Orange Land and each and every part thereof and so as to benefit the Developer and its successors in title and assigns and the Property and each and every part thereof that the Orange Land shall not be used for any purpose other than that of a public open space within the meaning of the Open Spaces Act 1906 and a further covenant by the Council that from the date of the said transfer the Council shall be responsible for maintaining the Orange Land.
- 1.7 Upon completion of the transfer of the Orange Land to the Council pay the Commuted Maintenance Sum
- 2 Within fourteen days of the service of a Works Completion Notice the Council shall inspect the Works and the Council shall within seven days of such inspection give

notice in writing to the Developer that:-

- 2.1.1 the Works have been completed to its reasonable satisfaction; or
- 2.1.2 the Works have not been completed to its reasonable satisfaction and such notice shall specify and give full particulars of the reason why the Works had not been completed to its reasonable satisfaction

PROVIDED ALWAYS that if the Council shall fail to serve a notice in accordance with the provisions of this paragraph the Council shall be deemed to have served a notice under sub-clause 2.1.1 on the Developer on the twenty-second day after the receipt by the Council of the Works Completion Notice

Schedule 2

- 1.1 The Commuted Maintenance Sum relating to the Works shall be such a sum as shall be reasonably agreed by the parties before commencement of the Development.
- 1.2 The Commuted Maintenance Sum shall be calculated in the case of the Works by reference to the annual estimated maintenance sum multiplied by ten with allowance for inflation and advance payment on a discounted cash flow basis

Schedule 3

Borough of

Rossendale



Mr John Cowpe, F.R.I.C.S., H.R.T.P.I., H.I.Mgt.
Borough Engineer and Planning Officer

Our ref. BSS/MRS JM COWPE/GM/ Your ref.
2000/498

When calling or telephoning please ask for Mrs J M Cowpe

Please reply to Stubblelee Hall, Bacup

18 April 2001

Mr S Ashworth
Hurstwood Developments Limited
Hurstwood Court
New Hall Hey Road
Rawtenstall
Rossendale
Lancs

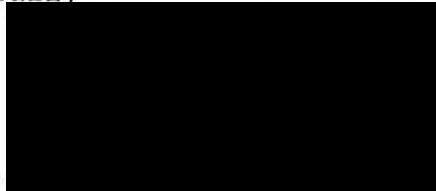


Dear Sir

Re: Land at Commercial Street, Loveclough

I refer to the above planning application and enclose herewith a copy, as requested, of the draft decision notice which will be issued once the Section 106 agreement has been completed.

Yours faithfully



Borough Engineer and Planning Officer

Enc

JCA	
SJA	
TAA	
DOO	
FILE	



DRAFT.

ROSSENDALE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

PLANNING PERMISSION

PART 1 - PARTICULARS OF APPLICATION:

Application number: 14/2000/498 Date received: 25th October 2000

Particulars and location of development:

Residential development - Erection of 57 detached dwellings and conversion of existing buildings into six no. units, together with associated works. The development may affect the setting of footpaths 1,2,4,9,9,10
Land at Commercial Street, Loveclough

Name and address of applicant:

Hurstwood Developments Limited
Hurstwood Court
New Hall Hey Road
Rawtenstall
Rossendale

Name and address of agent:

Fletcher Smith Architects
11 Riversway Business Village
Navigation Way
Preston
Lancs

PART 2 PARTICULARS OF DECISION

The Rossendale Borough Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of FIVE YEARS from the date of this permission. Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. No development shall take place until samples of the proposed natural stone, render and roof slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials. Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development, as details in this respect have not been submitted with this proposal.

Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs continued

dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size. Reason: In order to assist in the provision of a satisfactory standard of visual amenity within the locality and to screen the development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to the order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority. Reason: In order to ensure that the subsisting standard of garage accommodation is not materially affected to the detriment of both visual amenity and more particularly with a view to retaining the existing standard of car parking provision within the application site.

5. No part of the development, hereby approved, shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the local planning authority in consultation with the highway authority. Reason: In order to satisfy the local planning authority and highway authority that the final details of the highway scheme/works are acceptable before work commences on site.

No part of the development, hereby approved, shall be occupied until the approved Highway scheme referred to in Condition 5 has been implemented and completed. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

No dwelling hereby approved shall be occupied until such time as the recommendations of the Contamination Report of Northern Foundations dated 2 March 1995 have been fully implemented. Reason: In the interests of ensuring that site contamination is appropriately dealt with.

Before the development hereby approved is first commenced a scheme of landscaping of the identified public open space and programme/timetable for its implementation shall be submitted to and approved by the local planning authority. Reason: In the interests of securing an appropriate treatment of public open space within the development.

No development approved by this permission shall be commenced until a scheme for the in channel improvements to Limy Water are submitted to and approved in writing by the Local Planning Authority. Reason: To reduce the risk of flooding and secure a satisfactory redevelopment of the site.

Continued

0. No dwelling approved by this permission shall be occupied until such time that the in channel improvement works to Limy Water, referred to in the above condition, have been completed in accordance with the approved plans to the satisfaction of the local planning authority. Reason: To ensure that residents are not put at risk from flooding.

1. For the avoidance of doubt it is hereby declared that this permission relates to the amended plans received by the local planning authority on 25th January, 2001 being the site layout plan 2325/100 Rev. C with finished floor level annotation.

2. For the avoidance of doubt it is hereby declared that this permission relates to the amended plans received by the local planning authority on 29th November, 2000 being drawing nos. 2323/11A, 12A, 13A, 14A, 15, 16, 17A, 18A, 19, 20, 21, 22 and 23.

3. NOTE: A copy of the report from North West Water dated 12th December, 2000 is attached for information and compliance.

4. NOTE: A copy of the report from British Coal dated 1st December, 2000 is attached for information and compliance.

5. A copy of the report from the Environment Agency dated 31st January, 2001 is attached for information and compliance.

Date

Borough Engineer and Planning Officer, Stubbylee Hall, Bacup. (See separate page for general information and guidance on post-decision procedures).

Planning Application Town and Country Planning Act 1990	Application No.
	Date received
	Fee paid £ Receipt No

Question 1 Name and Address of Applicant Hurstwood Developments Ltd Hurstwood Court New Hall Hey Road Rawtenstall Lancashire BB4 6HR Tel.No. 01706 228 392	Question 1a Name and Address of Agent (if any) JOINT AGENTS Fletcher Smith Architects 11 Riversway Business Village Preston PR2 2YP Tel:- 01772 723 626 Michael Courcier & Partners 51 Chorley New Road Bolton BL1 4QR Tel:- 01204 361 551 (Contact's name) M Wilson (FSA) & Evelyn Courcier
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Question 2 Address or Location of Application Site - Indicate on plan any adjoining land in the applicants control Land at Commercial Street Loveclough Rossendale	Question 3 Accurate description of the proposed development (including site area if known) Residential development:- Erection of 57 detached dwellings, & conversion of existing buildings into 6 No units, together with associated works,
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Question 4

Please state yes as appropriate

Type of application

a. Full application for a change of use not involving any building worksNo

b. Full application for a change of use and/or new building/engineering work or alterationsYes

c. Outline application for the erection of building(s)No

(i) Please state yes/no which matters, if any, are being applied for

Siting	Design	Means of Access	External Appearance	Landscaping
.....

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary).

d. Reserved Matters application.

(i) Please give reference number of outline permission.....No

(ii) Please state yes/no which reserved matters are being dealt with in this application

Siting	Design	Means of Access	External Appearance	Landscaping
.....

e. Continuation of Temporary Permission
Please give reference number of previous permission.....No

f. Modification or Removal of a Condition
Please give number of the planning permission and the relevant conditionNo

Question 5 Access

Does the proposal involve a new vehicular access?	Yes	an altered vehicular access?	Yes
Does the proposal involve a new pedestrian access?	Yes	an altered pedestrian access?	Yes
Does there exist a public right of way within the application site?			Yes

Question 6 Trees

Do you intend to prune or fell any trees as part of the development? Yes
If yes, please show the tree(s) on the plan and describe the proposed works.

Question 7 Existing Uses

Describe the existing or, if vacant the last Use of the site:

Land with outline permission for residential development

Question 8 Additional Information

a. Is the application for shopping, office, industrial or other commercial use? If so complete Part 2 form. No
b. Is the application for or associated with the winning and working of minerals or waste disposal?
If so complete Part 3 form. No

Question 9 Drainage/Water Supply

a. How will surface water be dealt with? To Existing Surface Water System
b. How will sewage be dealt with? To Existing sewer
c. How will water be supplied? Mains Supply

Question 10 Materials

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

House types
Roof:- artificial slate
Walls:- art stone & render.

Question 11 Plans

Please list the drawings and plans submitted with this application (5 sets are required)

2323/100C, 11A, 12A, 13A, 14A, 15, 16,
17A, 18A, 19, 20, 21, 22, 23

Question 12

Please read and then sign the following statement
Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £9500.00 (maximum fee).

Signed: [Redacted] (Agent) Date: 17 October 2000
[Signature]

Question 13

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate A

I certify that on 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is, or is part of, an agricultural holding.

Signed: [Redacted] (Agent) Date: 17 October 2000
[Signature] Fletcher Smith Architects

SJH/2323
17 October 2000

Director of Development
Rossendale Borough Council
Stubbylee Hall
Stubbylee Lane
Bacup
Lancashire
OL13 0DE

FAO Brian Sheasby

Dear Sir

**RE RESIDENTIAL DEVELOPMENT, LOVECLOUGH, COMMERCIAL STREET,
ROSSENDALE**

On behalf of our client, we wish to apply for planning permission for the above, and enclose our application comprising the following:-

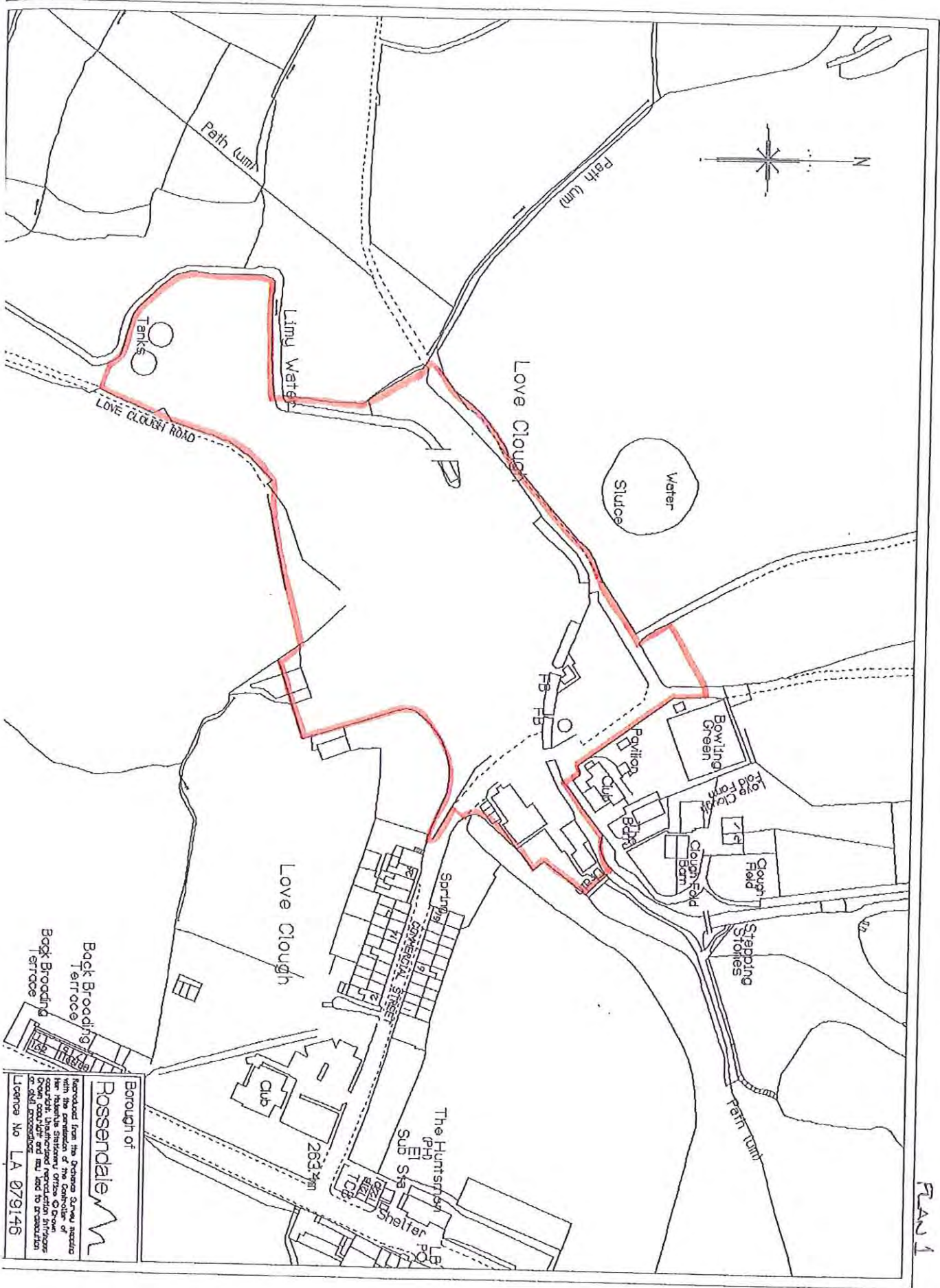
- 5 copies of the application form
- 5 copies of drawing Nos 2323/100C, 11A, 12A, 13A, 14A, 15, 16, 17A, 18A,
19, 20, 21, 22, 23
- 1 copy of a flood report prepared by Peter Mason Associates.

Also enclosed is our client's cheque in the sum of £9500.00, being the maximum planning fee payable.

We trust this application is in order, and look forward to hearing from you at an early opportunity.

Yours faithfully

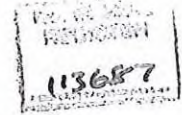
STEPHEN J HOLDEN
FLETCHER SMITH ARCHITECTS



PLAN 1

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Rossendale
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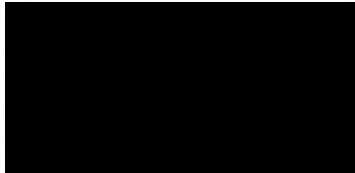
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until the date hereof)
AS A DEED by affixing)
the Common Seal of)
ROSSENDALE BOROUGH COUNCIL)
in the presence of [REDACTED]

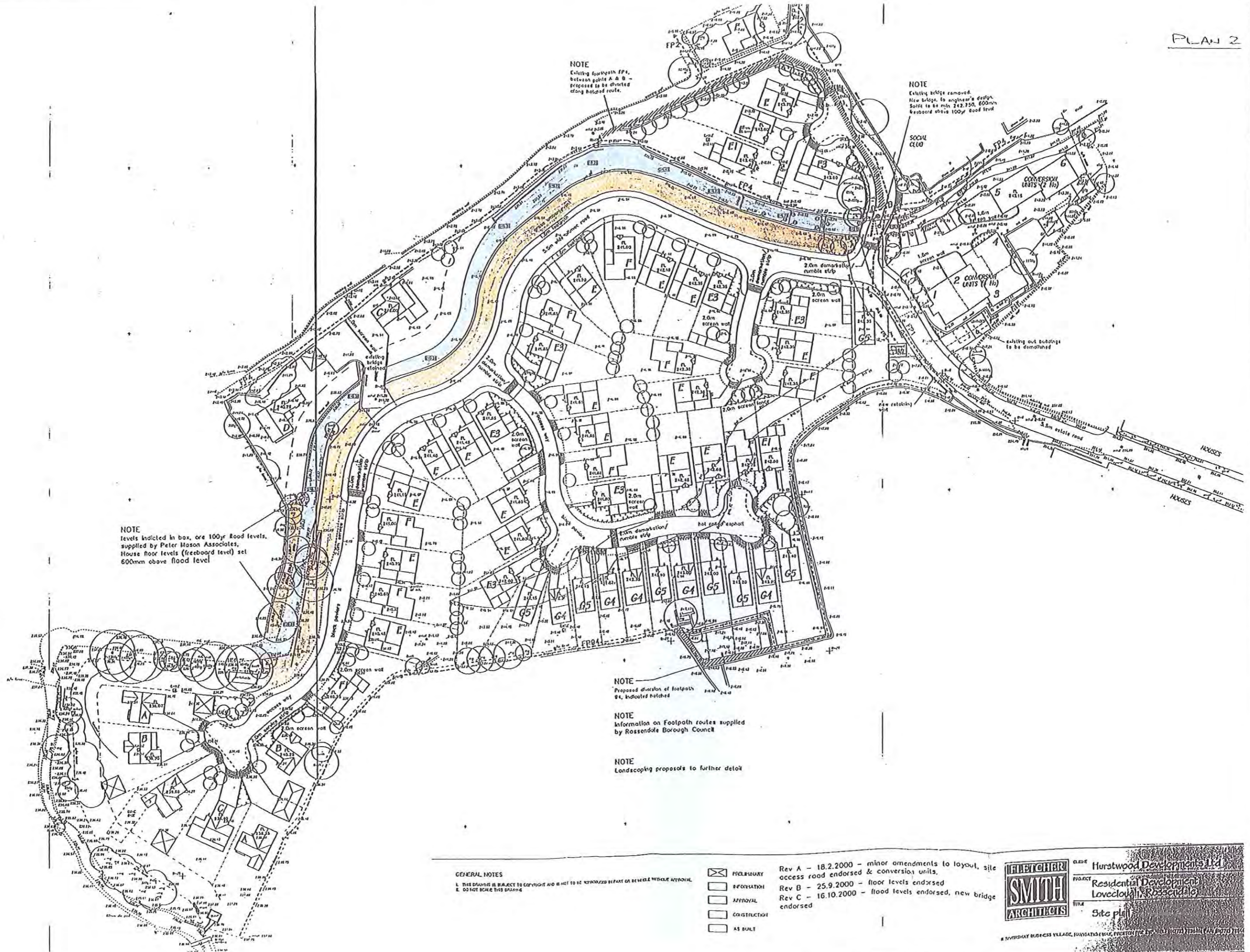


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until the date hereof)
AS A DEED by affixing)
the Common Seal of)
HURSTWOOD DEVELOPMENTS LTD)
in the presence of :-)



EXECUTED (but not delivered)
until the date hereof) AS A DEED by)
AMANDA JAYNE MAM)
as the Attorney and on behalf of)
NATIONAL WESTMINSTER BANK plc)
in the presence of : [REDACTED])





NOTE
Existing footpath FP1, between points A & B - proposed to be diverted along proposed route.

NOTE
Existing bridge removed.
New bridge to engineer's design.
Soffit to be min 242.750, 600mm
Kerbside above 100yr flood level

NOTE
Levels indicated in box, are 100yr flood levels,
supplied by Peter Mason Associates,
House floor levels (freeboard level) set
600mm above flood level

NOTE
Proposed diversion of footpath
9c, indicated hatched

NOTE
Information on Footpath routes supplied
by Rossendale Borough Council

NOTE
Landscape proposals to further detail

GENERAL NOTES
1. THIS DRAWING IS SUBJECT TO CONDITIONS AND IS NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT APPROVAL.
2. DO NOT SCALE THIS DRAWING

- PROPOSED
- EXISTING
- APPROVAL
- CONSTRUCTION
- AS BUILT

Rev A - 18.2.2000 - minor amendments to layout, site access road endorsed & conversion units,
Rev B - 25.9.2000 - floor levels endorsed
Rev C - 16.10.2000 - flood levels endorsed, new bridge endorsed

FLETCHER SMITH ARCHITECTS CLIENT: Hurstwood Developments Ltd
PROJECT: Residential Development Loveclough, Rossendale
TITLE: Site plan

A SHERWOOD BUSINESS VILLAGE, HARRISDALE ROAD, FLETCHER (2/F), 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200