

Reaseheath College Food Enterprise Zone
Adopted Local Development Order – October 2016

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Council hereby GRANTS planning permission under the terms of the Local Development Order detailed below for those areas identified on Plan 1 attached, subject to compliance with the conditions specified hereunder, for the reasons as indicated.

PERMITTED DEVELOPMENT AND USES WITHIN THE LDO AREAS

SITE 1 TEACHING & WORKSHOP SPACE

PART 1 - CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class D1 (education & training) of the Schedule to the Use Classes Order

Interpretation –

Clinics, Health Centres, Crèches, Day Nurseries, Day centres, Museums, Public Libraries, Art Galleries Exhibition Halls, Law Courts, non residential education & training centres, places of worship, religious instruction, Church Halls.

PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (a) The maximum height of development shall not exceed 10 metres in height to the Apex
- (b) The total level of development shall not exceed 2,500 sq m

SITE 2 CENTRE POINT EXTENSION

PART 1 - CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class D1 (education & training) of the Schedule to the Use Classes Order

Interpretation –

Clinics, Health Centres, Crèches, Day Nurseries, Day centres, Museums, Public Libraries, Art Galleries Exhibition Halls, Law Courts, non residential education & training centres, places of worship, religious instruction, Church Halls.

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PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (a) The total level of development shall not exceed 600 sq m

SITE 3 SPORTS SCIENCE & PERFORMANCE ACADEMY

PART 1 - CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class D1 (education & training) of the Schedule to the Use Classes Order

Interpretation –

Clinics, Health Centres, Crèches, Day Nurseries, Day centres, Museums, Public Libraries, Art Galleries Exhibition Halls, Law Courts, non residential education & training centres, places of worship, religious instruction, Church Halls.

- (b) Class D2 (indoor or outdoor sports/gymnasium) of the Schedule to the Use Classes Order

Interpretation –

Cinema, Concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium, area for indoor or outdoor sports or recreation not involving motor vehicles or firearms.

PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (a) The maximum height of development shall not exceed 12 metres in height to the Apex
- (b) The total level of development shall not exceed 1,850 sq m

SITE 4 EXTENSION TO TEACHING SPACE

PART 1 - CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class D1 (education & training) of the Schedule to the Use Classes Order

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Interpretation –

Clinics, Health Centres, Crèches, Day Nurseries, Day centres, Museums, Public Libraries, Art Galleries Exhibition Halls, Law Courts, non residential education & training centres, places of worship, religious instruction, Church Halls.

PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (a) The maximum height of development shall not exceed 6 metres in height to the Apex
- (b) The total level of development shall not exceed 450 sq m

SITE 5 EXTENSION TO ENGINEERING SHED

PART 1 - CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class D1 (education & training) of the Schedule to the Use Classes Order

Interpretation –

Clinics, Health Centres, Crèches, Day Nurseries, Day centres, Museums, Public Libraries, Art Galleries Exhibition Halls, Law Courts, non residential education & training centres, places of worship, religious instruction, Church Halls.

PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (a) The maximum height of development shall not exceed 8 metres in height to the Apex
- (b) The total level of development shall not exceed 200 sq m

SITE 6 EMPLOYMENT HUB

1. Within area “a” (as outlined in brown on the plan Appendix 1)

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Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (b) Class B1 (business) of the Schedule to the Use Classes Order

Interpretation –

Class B1 (Business) includes offices (not falling within A2), research and development, light industry (industrial processes that can be carried out in any residential area without causing detriment to the amenity of the area)

PART 2 - THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building within the use classes prescribe at Part 1 above.

Limitations

- (b) No individual building shall exceed 8 metres in height to the Apex
- (c) No individual building shall exceed 400 sq m maximum footprint
- (d) The total level of development in Area a shall not exceed 2,000 sq m

2. Within area “b” (as outlined in orange on the plan Appendix 1)

PART 1 CHANGES OF USE (AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WITHIN THE DESIGNATED LDO AREA

Permitted Development

Development consisting of a change of use of land or a building to a use for any purpose falling within:

- (a) Class B1 (business) of the Schedule to the Use Classes Order

Interpretation –

Class B1 (Business) includes offices (not falling within A2), research and development, light industry (industrial processes that can be carried out in any residential area without causing detriment to the amenity of the area)

- (c) Class B2 (General Industry) of the Schedule to the Use Classes Order
- (d) Class B8 (Storage and Distribution)

PART 2 THE ERECTION OR CONSTRUCTION OF BUILDINGS

Permitted Development

The erection or construction of a building.

Limitations

- (a) No individual building shall exceed 10 metres in height to the Apex
- (b) The total level of development in Area b shall not exceed 3,800 sq m

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PLAN 1 – LDO Site Boundaries



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CONDITIONS

General

1. The LDO expires on 31st October 2031 (15 years after adoption). This means that all development that takes advantage of this LDO provision must have commenced by this date. Any developments commenced within the area after this date will require the submission of a formal planning application. Development that has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, revised or expires. Development that has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 15-year period; provided it still complies with the established conditions and criteria for development. (Commencement is defined as the construction of a foundation trench as a minimum).

Reason: For clarity on the duration of the permitted development.

2. Before commencement of development and in order to ensure compliance with the LDO, all proposals which seek to benefit from the provisions of the LDO must complete and submit to the Local Planning Authority the self-certification form attached to this Order (Appendix 2) together with the plans and documents highlighted below to assist with the discharge of the planning conditions. Due to its simplicity, LDO Site 5 only needs to submit the Self-Certification form and confirmation of external materials.

The Council will issue written confirmation of compliance (or non compliance) within 28 days of the receipt of the form or may issue a request for further information. Failure by the Local Planning Authority to issue a response or a request for further information within the set timescale will be seen as automatic acceptance of the proposal.

The plans and documents to be submitted must include the following:

- A site layout plan to an appropriate metric scale;
- Topographical survey of site showing existing and proposed finished levels; Detailed elevations and floor plans of all buildings to an appropriate metric scale.
- A schedule of external facing materials;
- A detailed landscaping scheme;
- A comprehensive package of Arboricultural information in accordance with current BS 5837 guidelines, to include a tree survey no more than 12 months old, an Arboricultural impact Assessment and measures for the protection of retained trees';
- Construction management plan including full details of "reasonable avoidance measures" for protected species where applicable;
- A scheme for all external lighting;
- A scheme for the attenuation of surface water with accompanying pollution prevention measures;
- A foul drainage discharge and treatment assessment; and
- Required ecological survey for Site 6

Reason: In order that progress and compliance can be monitored and records can be kept of outcomes.

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3. The development hereby approved shall be carried out in full accordance with the adopted Reaseheath College LDO Strategic Design Statement and the development parameter plans contained therein (October 2016).

Reason: For the avoidance of doubt, in the interest of proper planning and responding to the character and appearance of the development and the surrounding area.

Construction Access

4. Construction access to all campus based LDO Sites 1-5 shall only be permitted via the main Worleston/B5074 entry points to the College and no other routes. Further details, including construction time limits and treatment of noise and dust to be set out in the Construction Management Plan to be submitted with the Self-Certification Form prior to commencement.

Reason: In the interest of the amenity of nearby residents.

Drainage & Services

5. Prior to the commencement of development or other operations being undertaken on site in connections with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or machinery) a detailed service and foul and surface water drainage layout shall be submitted to and approved in writing by the Local Planning Authority (notwithstanding any additional approvals which may be required under any other legislation). Such layout shall provide for the long-term retention of the agreed trees on site. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

Reason: To ensure the adequate provision of drainage infrastructure and to ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

6. The service/drainage layout to ensure total separation of the foul and surface water drainage systems, with only foul water flows being allowed to emanate from the site and to communicate with the public sewerage system.

Reason: To comply with requirements of United Utilities Water Limited and to protect the security and safety of the public sewerage system.

Landscaping

7. No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping for all the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted, boundary treatments, surfacing materials (including roadways, drives, patios and paths).

Reason: To secure a high standard of landscaping in the interests of the appearance of the development in the locality and in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

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8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the approved landscaping scheme is efficiently implemented and subsequently maintained in the interests of the appearance the development in the locality and in accordance with Policy BE.2 (Design Standards), BE 7 (conservation areas) and BE9 (listed buildings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 .

Environmental Protection

9. No trees, shrubs or hedges within the site which are shown as being retained within the approved Strategic Design Statement (October 2016) shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

10. Prior to the commencement of development or other operations being undertaken on any individual LDO Site, a scheme for the protection of the retained trees shall be produced in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to that site, including trees which are the subject of a Tree Preservation Order currently in force. The scheme shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

11. No operations shall be undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme for that site are in place. Furthermore, no excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. All protective fencing shall be retained intact for the full duration of the development hereby approved for each LDO site and shall not

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be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

12. Prior to the commencement of development or other operations being undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed tree felling / pruning specification for that site shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998(2010) Tree Works –Recommendations

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the area.

13. Prior to the commencement of development or other operations being undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such Method Statement shall include full details of the following:

- a) Implementation, supervision and monitoring of the approved Tree Protection Scheme
- b) Implementation, supervision and monitoring of the approved Tree Work Specification
- c) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme
- d) Timing and phasing of Arboricultural works in relation to the approved development.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

14. No external lighting shall be installed within the boundary of the LDO sites unless in accordance with the approved Strategic Design Statement (October 2016) or other details that shall have first been submitted to and approved, in writing, by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The external lighting shall be installed, operated and maintained in accordance with the details thereby approved.

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Reason: To safeguard residential amenity, wildlife, the character of the area and the setting of the Conservation Area.

Highways

15. The development hereby approved for LDO Site 6 shall not be brought into use or occupied until full details of the proposed vehicular access has been approved by the Local Planning Authority and constructed in accordance with those details and shall thereafter be permanently retained.

Reason: To ensure that suitable access is provided in the interests of highway safety.

16. A Travel Plan shall be submitted with the self-certification form for each individual development brought forward on LDO Site 6, monitored and reviewed annually for five years after initial occupation in close liaison with the Local Planning Authority. All other sites will be incorporated into the existing annual Travel Plan review for Reaseheath College Campus.

Reason: To ensure that the development can operate within the highway network and to promote sustainable modes of transport.

17. No part of the development on LDO Site 6 hereby approved shall be brought into use or occupied unless provision has been made for the turning of vehicles and parking in accordance with details that shall have first been submitted to and approved, in writing by the Local Planning Authority. The provision made for the turning of vehicles and parking shall thereafter be permanently retained, kept free from obstruction and not used other than for the turning of vehicles.

Reason: To ensure that sufficient parking is provided to serve the approved development and ensure that vehicles enter and leave the highway in a forward gear in the interests of highway safety.

Ecology

18. Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone takes place.

Reason: To safeguard protected species in accordance with the NPPF.

19. The consented development in LDO Sites 1, 3, 4 and 5 to proceed in strict accordance with the 'Reasonable Avoidance Measures' detailed in section 8 of the Great Crested Newt Survey dated June 2016.

Reason: To safeguard protected species in accordance with the NPPF.

20. If development within LDO Site 3 has not commenced by the end of July 2017 updated surveys for both bats and badgers are to be undertaken by a suitable experienced ecological consultant and a report submitted to the Local Planning Authority. The

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submitted report to include mitigation and compensation proposals designed to address any adverse impacts on these species identified as a result of the required surveys. Any agreed mitigation and compensation measures to be fully implemented.

Reason: To safeguard protected species in accordance with the NPPF.

21. Prior to the commencement of any development within LDO Site 6, detailed surveys are to be undertaken for otter, water vole, badger, reptiles, bats and barn owls. The initial scope of these surveys are to be agreed with the Local Planning Authority and undertaken by a suitably experienced ecological consultant; taking full account of the implications of breeding seasons etc.

The submitted report to be agreed in writing with the Local Planning Authority is required to include mitigation and compensation proposals designed to address any adverse impacts on these species identified as a result of the required surveys. Any agreed mitigation and compensation measures to be fully implemented as part of the development.

Reason: To safeguard protected species in accordance with the NPPF.

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INFORMATIVES

- A. The majority of conditions will require prior approval before work starts on site with full details to be supplied as set out in Condition 2. All information is to be provided together for each LDO site to avoid delays in prior approval and to minimise the cost of discharging as individual conditions. Compliance with this approach will incur the Council's standard discharge of condition fee currently £385 or as updated and published on the Council's web site; other than for LDO Site 5 where no charge will be applied.
- B. This LDO does not exclude applicants from applying for planning permission for developments that are not permitted by this Order.
- C. The LDO does not grant planning permission for any developments other than those expressly listed. Normal planning application requirements will apply to those developments that fall outside the scope of the LDO.
- D. The LDO does not allow for changes of use between use classes, other than those that would otherwise be permitted under the Town and Country Planning General Permitted Development Order
- E. The LDO does not alter, restrict or vary in any way, permitted development rights under the Town and Country Planning (General Permitted Development Order 2015 (as amended) or any successor legislation or order.
- F. This LDO does not overrule the requirements of any other legislation, including but not exclusively, Highways Acts, Listed Buildings and Conservation Areas Acts, Environmental Protection Legislation, the Equality Act and the Building Regulations.
- G. The LPA will review progress with the LDO on the fifth and tenth anniversary of its adoption. This will allow the LPA to fully reflect on the continuing suitability of the order in light of any changes to planning policy. The review will be completed within 28 days of the trigger event and at the end of the review the Council will determine whether to:
 - Retain the LDO as it stands for the remaining period of its life;
 - Retain but revise some elements; or
 - Revoke and Cancel the LDO
- H. Any development which requires an individual Environmental Impact Assessment (EIA) would need to be assessed through a formal planning application submission as such developments would fall outside the scope of this LDO.
- I. Any development that does not comply with the terms and conditions of this Local Development Order will be liable to formal enforcement proceedings. Any 'formal enforcement proceedings' will be subject to safeguards for developers enshrined in the National Enforcement Charter, where a reasonable opportunity will be given for developers to co-operate and quickly rectify any genuine mistakes where possible.
- J. The applicant is reminded that compliance with the conditions attached to this consent does not preclude the Council from taking action under the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990.

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- K. All developments within the LDO area will be exempt from future Community Infrastructure Levy (CIL) requirements to reduce the cost to developers and therefore promote and encourage employment generation in the area.

ADOPTION

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APPENDIX 1: LDO SITE 6 – EMPLOYMENT HUB



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APPENDIX 2: SELF-CERTIFICATION FORM AND VALIDATION REQUIREMENTS

1. Applicant Details	
Name	
Company Name (optional)	
Address	
Town	
County	
Country	
Post Code	
Telephone (landline)	
Telephone (mobile)	
Email	
2. Agent Details (if applicable)	
Name	
Company Name (optional)	
Address	
Town	
County	
Country	
Post Code	
Telephone (landline)	
Telephone (mobile)	
Email	
3. LDO Site Reference	
LDO Site Number 1-6	
For LDO Site 6 – Plot Reference	
Confirmation of Site Area	
Total Proposed Floorspace	

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4. Description of the proposal

Please provide a summary description of the proposal (200 words)

5. Compliance with the Local Development Order

Please provide a brief statement of how the proposal complies with the LDO and the adopted Reaseheath College LDO Strategic Design Statement (October 2016)

6. Design & Materials

What materials are to be used externally? Please provide detail on the type, colour and name of each material.

Walls	
Roof	
Windows	
Doors	
Boundary Treatments	
Access arrangements	
Lighting Proposals	
Other	

7. Employment – For LDO Site 6 please provide details of proposed employment

	Full Time	Part Time

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8. Industrial or Commercial Processes and Machinery

Please describe the activities and processes that would be carried out on the site and the end products, including details of plant, ventilation or air-conditioning. Please indicate the types of machinery that would be installed in the site:

9. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?

If YES please provide the amount of each substance involved:

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

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10. Landowners Consent		
The landowner's consent must have been sought prior to submitting this scheme. Please provide details below:		
Name of Owner	Address	Date Notice Served
Signed – Applicant	Or Signed – Agent	Date

11. Supporting Documents - Checklist
Please read the following checklist to make sure you have provided all the required information in support of your proposal:
<ul style="list-style-type: none"> a) Signed and dated copy of this form b) A site layout plan to an appropriate metric scale. c) Topographical survey of site showing existing and proposed finished levels. d) Detailed elevations and floor plans of all buildings to an appropriate metric scale. e) A schedule of external facing materials. f) A detailed landscaping scheme. g) Tree protection measures. h) Arboricultural Method Statement. i) Construction management plan including full details of “reasonable avoidance measures” for protected species where applicable. j) A scheme for all external lighting. k) A scheme for the attenuation of surface water with accompanying pollution prevention measures. l) A foul drainage discharge and treatment assessment. m) Ecological survey as required for LDO Site 6 n) Travel plan as required for LDO Site 6

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12. Declaration
I/We hereby apply for certification of compliance with the Reaseheath College Local Development Order as described in this form and the accompanying plans/drawings and additional information in accordance with planning conditions attached to the LDO.

12. Declaration		
I/We hereby apply for certification of compliance with the Reaseheath College Local Development Order as described in this form and the accompanying plans/drawings and additional information in accordance with planning conditions attached to the LDO.		
Signed – Applicant	Or Signed – Agent	Date

Send this completed form by email to:

Or by post to: