
NORTH AYRSHIRE COUNCIL

2nd October 2019

Planning Committee

Locality	North Coast
Reference	19/00322/PPPM
Application Registered	7th May 2019
Decision Due	7th September 2019
Ward	North Coast And Cumbraes

Recommendation	Approved subject to Conditions
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Location	Site To East Of Golf Course Road Skelmorlie Ayrshire
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Applicant	Fairhold Limited
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Proposal	Residential development
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1. Description

Planning permission in principle is sought for residential development of an area of land to the east of Golf Course Road and Hillview, Skelmorlie. The land is some approx. 4.2 hectares in area. The land is bounded to the north and east by open space, to the west by Golf Course Road, Hillview and the newly built Balnagowan Wynd and to the south by land within the settlement of Skelmorlie, as identified by the Local Development Plan (LDP2).

The site is allocated as suitable for residential in the Local Development Plan (LDP) adopted 2014 and the proposed Local Development Plan (LDP2). LDP2 was approved by the LDP Committee on 17th September 2019 and is due to be adopted October 2019. The proposal has been assessed against both the LDP and LDP2.

An area of the southern end of the site was granted permission in 2008 (ref: 08/00797/PP) for the demolition of a bus garage and erection of 9 flats. An adjacent area, also within this site, was granted permission in 2008 (ref: 08/00501/PP) for erection of a house. In 2012 permission (ref: 12/00187/PP) was granted for erection of a house on another area of the southern end of the site.

The application falls within the category of "major" development, in terms of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. A

pre-application consultation (PAC) was required and a PAC notice was received 14th August 2018 (ref: 18/00733/PREAPM).

Some supporting documents refer to a proposed indicative capacity for 68 houses. An indicative plan was also submitted. For the avoidance of doubt, reference to the number of houses and any layouts are indicative only and would not be approved should planning permission in principle be granted. Further planning applications with specific details of any layouts, design, house number etc. would be required to be submitted and approved before development could commence.

In support of the application the following documents have been submitted:

PAC report

A public event was held and households and land owners within 150m of the site were contacted. The PAC report notes the publicity measures undertaken and that meetings and exhibitions were held on the 22nd, 25th, 26th and 27th of September 2018. The report notes there were 75 attendees at the events. Comments raised include; concern over additional traffic/impact on roads including drainage and pedestrian safety; impacts on wildlife; need to address declining population; impact on doctor's surgery; and that the site should be left undeveloped.

Planning Statement

The planning statement summarises the planning background, making reference to the previous permissions and LDP allocation. The statement sets out the context of the site within Skelmorlie and the wider area.

Design Statement

This statement sets out the ideas relating to a development of 68 houses. As above this statement is indicative only and would not be approved as part of this application. The statement also sets out detail of ground water and potential ways to manage it in the context of development of the site.

Flood Risk and Drainage Impact Assessment

This assessment provides a review of the existing condition of the site including influential features and potential sources of flooding. The report concludes that there is little or no risk of coastal, fluvial or flooding from infrastructure. Pluvial flooding is noted to be of medium risk to the site through an existing overland flow routing to the Kelly Burn. This risk should be mitigated through design and a Sustainable Drainage System. The implementation of attenuation and flow control within the proposed drainage network is anticipated to reduce the risk of flooding.

Invasive Weeds Survey

The survey confirmed the presence of Japanese Knotweed on the site and outlines the area within the site in which it was found to be growing. The survey also found Rhododendron and Horsetail and Greater Horsetail. The survey sets out recommendations for managing and removing invasive species particularly Japanese Knotweed.

Transport Statement and assessments

This assessment considers the potential trip generation and distribution characteristics of the development. It outlines the changes that were made to design following public comments regarding access, although as noted the submitted layouts are indicative only. The Transport Statement acknowledges that further analysis will be required for any detailed planning stage.

Phase 1 Contamination Desk Study and Preliminary Contamination Risk Assessment

The documents provide a summary of any former contaminative uses, information on nearby groundwater and surface water courses, an indication of geological conditions, recognition of any historical pollution incidents, identifies possible presence and assesses potential risks of contamination. It is acknowledged that there are former refuse tips within the site.

The report states that there may be potential contamination at the surface in the areas of the historic refuse tips, that there is potential for contamination from made ground and soil gas from the historic garage use and associated development, and there is potential soil gas emission from peat deposits. Details of further investigations to be carried out are provided.

The Town and Country Planning (Scotland) Act 1997 states that when determining planning applications regard shall be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. The relevant policies of the Local Development Plan adopted May 2014 (LDP) are RES2: Additional Housing Sites, RES4: Affordable Housing and the General Policy.

The relevant policies of the proposed Local Development Plan (LDP2), which has been examined by the Scottish Government 10th July 2019, and has been approved on 17th September 2019 are Strategic Policy 1: Spatial Strategy; Strategic Policy 2: Placemaking and Policy 1: New Homes and Maintaining an Effective Housing Land Supply.

Relevant Development Plan Policies

RES2

POLICY RES 2: ADDITIONAL HOUSING SITES

The sites identified in Table 1 and on the LDP Maps are allocated for market housing to meet the identified housing requirement to 2025.

Sites will require to mitigate against any unacceptable adverse impacts on infrastructure arising as a result of the site's development. Indicative requirements are set out within the Action Programme.

RES4

POLICY RES 4: AFFORDABLE HOUSING

Proposals for the development of RES 2 sites allocated in the local development plan and residential proposals on Arran and the mainland will be subject to requirements for affordable housing, as detailed in supplementary guidance. The contributions to affordable

housing provision will be at the following levels in the following areas:

- Irvine & Kilwinning: 15%
- Three Towns: 10%; and
- North Coast and Arran: 25%.

Additional criteria to guide the provision are set out in the supplementary guidance (Affordable Housing - Guidance for Developers & Policy: Isle of Arran and Affordable Housing - Guidance for Developers & Policy: Mainland), which is consistent with the Scottish Government's policy set out in Scottish Planning Policy and in the Chief Planner's letter of 5 March 2011 and with its advice on affordable housing contained in Planning Advice Note 2/2010.

The sites identified in Table 2 and on the LDP Maps are allocated specifically for affordable housing to help address the identified housing requirement to 2025. For the avoidance of doubt, Policy RES4 does not apply to sites in the Garnock Valley sub Housing Market Area.

General Policy GENERAL POLICY

(a) Siting, Design and External Appearance:

- Siting of development should have regard to the relationship of the development to existing buildings and the visual effects of the development on the surrounding area and landscape.
- Design should have regard to existing townscape and consideration should be given to size, scale, form, massing, height, and density.
- External appearance should have regard to the locality in terms of style, fenestration, materials and colours.
- Development will require to incorporate the principles of 'Designing Streets' and 'Designing Places'.
- The particularly unique setting of North Ayrshire's rural, coastal, neighbourhood and town centre areas, and those with similar characteristics, necessitates that all development proposals reflect specific design principles unique to these areas. Coastal, Rural, Neighbourhood and Town Centre Design Guidance (four separate documents) are Supplementary Guidance to the Plan and contain further details.
- Consideration should be given to proper planning of the area and the avoidance of piecemeal and backland development.
- Design should have regard to the need to reduce carbon emissions within new buildings.

(b) Amenity:

Development should have regard to the character of the area in which it is located.

Regard should be given to the impact on amenity of:

- Lighting;
- Levels and effects of noise and vibration;
- Smell or fumes;
- Levels and effects of emissions including smoke, soot, ash, dust and grit or any

other environmental pollution;

- Disturbance by reason of vehicular or pedestrian traffic.

Development should avoid significant adverse impact on biodiversity and upon natural heritage resources, including those outwith designated sites and within the wider countryside. Development proposals should further have regard to the preservation and planting of trees and hedgerows, and should also have regard to their potential to contribute to national and local green network objectives.

In relation to neighbouring properties regard should be taken of privacy, sunlight and daylight.

(c) Landscape Character:

In the case of development on edge of settlement sites, substantial structure planting will generally be required to ensure an appropriate boundary between town and country is provided. Such proposals should include native tree planting, retain natural features where possible and make provision for future maintenance.

Development should seek to protect the landscape character from insensitive development and the Ayrshire Landscape Character Assessment shall be used to assist assessment of significant proposals.

(d) Access, Road Layout, Parking Provision:

Access on foot, by cycle, by public transport and other forms of transport should be an integral part of any significant development proposal. Development should have regard to North Ayrshire Council's Roads Development Guidelines and meet access, internal road layout and parking requirements.

(e) Safeguarding Zones:

Pipelines, airports and certain other sites have designated safeguarding areas associated with them where specific consultation is required in assessing planning applications. The objective is to ensure that no development takes place which is incompatible from a safety viewpoint. The need for consultation within Safeguarding Zones is identified when an application is submitted. Supporting Information Paper No. 7 provides further information on Safeguarding Zones.

(f) The Precautionary Principle

The precautionary principle may be adopted where there are good scientific, engineering, health or other grounds for judging that a development could cause significant irreversible damage to the environment, existing development or any proposed development, including the application itself.

g) Infrastructure and Developer Contributions

For development proposals which create a need for new or improved public services, facilities or infrastructure, and where it is proposed that planning permission be granted, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Developer contributions, where required, will be sought through planning conditions or, where this is not feasible, planning or other legal agreements where the tests in Circular 3/2012 are met. Other potential adverse

impacts of any development proposal will normally be addressed by planning condition(s) but may also require a contribution secured by agreement.

This will emerge from assessment of the impact of development proposals upon:

- Education;
- Healthcare facilities;
- Transportation and Access;
- Infrastructure;
- Strategic landscaping; and,
- Play facilities.

Further to analysis of infrastructure, indicative requirements for housing land allocations are set out within the Action Programme. Developer contributions will be further established by Supplementary Guidance (timing, costs etc.).

In addition to the above, Mixed Use Employment Areas are identified within the LDP. These sites are allocated for a mix of uses, subject to an element of employment space creation or improvement being provided. This will be informed by a business plan and masterplan. In these specific cases, contributions to the above (and affordable housing requirements as set out in Section 5) will also be required.

h) 'Natura 2000' Sites

Any development likely to have an adverse effect on the integrity of a 'Natura 2000' site will only be approved if it can be demonstrated, by means of an 'appropriate assessment', that the integrity of the 'Natura 2000' site will not be significantly adversely affected.

i) Waste Management

Applications for development which constitutes "national" or "major" development under the terms of the Planning Etc. (Scotland) Act 2006 will require the preparation of a Site Waste Management Plan (SWMP), which will be secured by a condition of the planning consent.

2. Consultations and Representations

Neighbour notification was carried out and the application was advertised. There have been 48 objections received, which can be summarised as follows;

1. Impact on the road network, in particular Sandybrae Road and Golf Course Road. Existing pavements are limited, and roads are narrow. Impact already by the construction of houses to the south of Balnagown Cottage, further construction would exacerbate this. issue There is no scope to improve sightlines at junctions.

Response: NAC Active Travel and Transportation offers no objection, and advised on specific details required to see in any future detailed applications. The comments are summarised below.

2. Impacts on surface water and foul sewage drainage. The submitted reports mention that further research is required. The nearest drain has been blocked for many years. There is potential for flooding.

Response: Both SEPA and NAC Flooding offer no objection subject to conditions. Summaries of their comments are given below.

3. The land is contaminated including dumping of hazardous material. Development would expose locals to this contamination. It is understood to include lead, asbestos and other toxic substances. Further testing of the site is required.

Response: North Ayrshire Council Environmental Health offers no objection and requires further investigations to be carried out and reports to be submitted as part of any future detailed applications. The comments are summarised below.

4. The previous permission for the site required demolition of bus garage prior to development. This should be required before any development.

Response: Specific details of any development of the site, including the area of the bus garage, would be the subject of future detailed applications.

5. The development will impact on existing water supplies. The development will impact on electricity supplies. These issues were raised in 2011 in response to the Local Development Plan process.

Response: The site was assessed as appropriate through LDP procedures. Scottish Water offers no objections. The response is summarised below.

6. 60+ houses are too many for the site. With the current adjacent development this will bring 98 further families to an area which does not have sufficient infrastructure, including bus services, doctors' surgeries and youth facilities.

Response: The application is for permission in principle and any reference to housing numbers in this application is indicative only and would not be approved. The site has been allocated through the LDP processes which has determined the site as suitable in principle for residential development.

7. There is Japanese Knotweed on the site.

Response: This is noted and a condition requiring details of remediation measures to accompany any detailed applications could be attached to any permission.

8. Impacts on wildlife. The site is considered to be home to species including bats and nesting birds. Removal of all the mature trees would be detrimental to the area and there are no proposals to replace them. The Council's Biodiversity action plan states that we need to carefully evaluate decisions and take a precautionary approach to avoid loss and damage. The loss of the space would negatively impact on the quality of life in the village.

Response: The application is for permission in principle. The site has been allocated through the LDP processes and has been assessed in terms of biodiversity. Any detailed applications could require appropriate habitat surveys to identify any protected species with

details for protection as necessary. Detailed applications could also be required to be accompanied by appropriate tree surveys identifying trees to be retained where possible and schemes for landscaping as necessary.

9. The proposed new road goes over a property with servitude rights.

Response: The new road in the plans is indicative only and such details would have to be determined through future detailed applications. Any access rights etc would be a matter between the respective land owners.

10. Inadequate consultation of those effected.

Response: The application has been subject to statutory consultation procedures. The applicant has also carried out the required pre-application consultation. The site has been assessed through Local Development Plan processes.

The Woodland Trust submitted a late objection that the site may potentially be unmapped ancient woodland. The Trust do not believe that a buffer of 30m from the woodland to any development could be incorporated into the layout.

Response: Whilst the comments are noted, the area has been subject to other uses and development. There is a former bus garage at the southern end of the site and many of the objections received refer to the use of the site as a dump. This is confirmed by the applicant's preliminary assessments, which states that significant tree clearance took place from the late 1950s with development of the garage buildings, the refuse tip in the north-west and an up-filled feature, possibly another tip, in the centre of the site. Given this situation any value the site may have had as ancient woodland would be minimal. The site has been determined as suitable for residential development through LDP processes. As above the application is for permission in principle only and any layout would have to be determined through further applications

Among the objections, the following representation points were also raised.

1. Need for more housing generally. The school will benefit from potential pupils. The local shop will benefit from increased custom

Response: Noted

Skelmorlie Community Council - The site is contaminated, and any development would adversely affect the whole area, including water courses and the Clyde. The site is also a Bluebell woodland and it is illegal to uproot or destroy those plants. There are drainage and flooding issues associated with the site

Response: Environmental Health offers no objection subject to a requirement for further investigation and potential remediation as appropriate. The Council's Flooding Officer and SEPA offer no objection. The responses are outlined below. It is not illegal to uproot or destroy bluebells. However, it is illegal to remove them for commercial sale. Such activities are not controlled through the planning process. Any development of the site would have to ensure it complied with all relevant legislation.

Scottish Water - No objections.

Response: Noted

SEPA - Do not object subject to an appropriate condition. If it is not, SEPA would object. The condition would require an updated Flood Risk Assessment to be submitted, to the satisfaction of SEPA when detailed planning permission is sought. The reason for this condition is that it is required to ascertain the developable extent of the site and ensure that the site layout is in accordance with Scottish Planning Policy and the principle of flood avoidance. SEPA reserve the right to object to any detailed planning application.

Response: Noted. Such a condition could be added to any permission.

NAC Flooding - On the basis SEPA does not object, NAC Flooding does not object. A full planning application should meet certain conditions. Such an application must demonstrate drainage proposals have been designed for exceedance. Details of overland flow-paths, 'additional' attenuation measures, control devices etc and demonstration that access/egress will be maintained must be provided. A Drainage Impact Assessment must be provided. Surface water discharge to the water environment must accord with the principles of SUDS Manual and relevant regulations. Full details of parties responsible for maintenance including implementation and schedule should be provided. A land drainage strategy is required including an assessment that demonstrates that the proposal would not be at risk of up to and including a 1 in 200 year event and will not increase flood risk elsewhere. Any assessments should be carried out in consultation with SEPA, NAC and Scottish Water.

Response: Noted. Conditions could be attached to any permission requiring such relevant details as part of any future application for full permission.

NAC Regeneration (Active Travel and Transport) - No objections although concerns over the proposed indicative means of access to the site. The site accesses via Golf Course Road/Sandybrae Road is not of a standard to accommodate a development of this scale due to junctions being unable to accommodate the increased volumes of traffic. It has already been intimated to the developer's agents that the proposals to reduce Skelmorlie Castle Road to 4.8metres in the vicinity of the junction is unacceptable.

A maximum of ten dwellings should be accessed via Golf Course Road, with any remaining accessing the site through Innes Park Road/Hillview. To gain access to Hillview the developer will require to seek permission from North Ayrshire Council (Estates) to construct an access to Hillview, which is not shown on the planning application as land under the control of the developer.

There are currently approximately 173 dwellings accessed via the single access of Innes Park Road. Should the total number of dwellings using this road exceed 200 dwellings then an emergency access will be required. It may be possible to connect to Golf Course Road but only as an emergency access. Pedestrian and cycle links through to Golf Course Road will be acceptable

Any layout should comply with Designing Streets, ensuring speeds are no greater than 20mph and that infrastructure provided accommodates proposed traffic volumes and does not over provide. Consideration should be given to linking this site through the allocated

"Skelmorlie Lower Reservoir" site onto Skelmorlie Castle Road, which would allow the site to be fully connected to the existing road network.

Response: Noted. Conditions could be attached to any permission requiring such details as part of any future application for full permission.

NAC Environmental Health - No objections. Any permission to be subject to conditions. Prior to the commencement of the development the applicants shall undertake an appropriate site investigation and subsequent suitable quantitative risk assessment, taking cognisance of the Recommendations for Ground Investigation contained within Section 9 of the Phase 1 Desk Study (Contamination), submitted in support of the application, Report Reference No 8170OR01, by FWS and dated February 2019. Remediation proposals shall also be presented in relation to any significant findings.

All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted.

Anecdotal information suggests that slaughter house, hospital and computer wastes may have been deposited on this site. Sources of radioactive contamination should also therefore be considered.

The applicant should demonstrate that cumulative effect of traffic, from the proposed development and any nearby existing developments will not have a detrimental effect on local air quality by way of an air quality screening study submitted to the satisfaction of North Ayrshire Council as Planning Authority. Advice is also given on minimising disturbance from construction/demolition and measures to limit noise during construction.

Response: Noted. A condition requiring contamination investigation, along with remediation proposals as appropriate, could be added to any permission. The specific advice on development is noted and has been passed to the applicant. However, as this is a permission in principle the specific methods of building and actual remediation are not relevant at this point as no detailed permission would be granted. Environmental Health has the power to control any such impacts under their own legislation, regardless of whether planning permission is required.

3. Analysis

As noted above the site is allocated as suitable for residential in the Local Development Plan (LDP) adopted in 2014 and the proposed Local Development Plan (LDP2), which has been approved by the Council. Policy RES2 of the LDP states that sites allocated as an additional housing site are allocated for market housing, which is essentially re-iterated in Strategic Policy 1 and Policy 1 of LDP2. The principle of development for residential purposes is therefore acceptable.

Policy RES4: Affordable Housing of the LDP states that development of allocated housing sites in the North Coast Area (i.e. Skelmorlie) will be subject to the requirements of

affordable housing. The contributions will be at 25% for the North Coast Area. As this application is for the principle of development only, a condition could be attached to any permission requiring details of affordable housing provision. The proposal is considered to accord with Policy RES4 of the LDP.

The siting, design and external appearance of any specific development of the site would be considered as part of any further detailed planning applications. A condition could be attached to any permission in principle requiring such details to be submitted. Amenity impacts both within the site and on neighbouring properties would also be fully considered through such applications. A condition could be added to any permission in principle requiring ground investigation and assessment of impact on air quality in accordance with Environmental Health's requirements. Similarly, an appropriate condition in respect of drainage and flood risk could also be added.

The access, road layout and parking provision of any specific development of the site, would be considered as a part of any further detailed planning applications. NAC Regeneration (Active Travel and Transport) has provided details of the requirements and these could be added to any permission in principle. The site has been assessed as a suitable location in terms of access to public transport.

Any detailed planning applications would also be assessed in terms of landscaping provision in the context of an edge of settlement site and the trees within it. A survey of existing trees with proposals for retention/planting could also be required by condition. Any infrastructure contributions, if any are required, would be assessed in the context of the specific number of residential properties sought through detailed planning applications. The proposal is therefore considered to accord with the General Policy of the LDP and Strategic Policy 2 of LDP2.

The proposal is held to accord with the relevant policies of the LDP and the policies of LDP2. Accordingly, the application should be approved subject to the conditions referred to in this report.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping, means of access to the proposed development and affordable housing contribution, shall be obtained before the development is commenced.

Reason

In order that these matters can be considered in detail.

Condition

2. That further application(s) for approval under the terms of Condition 1 shall include a report of an appropriate site investigation and subsequent suitable quantitative risk

assessment, taking cognisance of the Recommendations for Ground Investigation contained within Section 9 of the Phase 1 Desk Study (Contamination), submitted in support of the application, Report Reference No 8170OR01, by FWS and dated February 2019. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To ensure proper consideration of potential contamination and remediation measures.

Condition

3. That further application(s) for approval under the terms of Condition 1 shall include an air quality screening study demonstrating the cumulative effect of traffic, from the proposed development and any nearby existing developments, on local air quality to the satisfaction of North Ayrshire Council, as Planning Authority.

Reason

To ensure proper consideration of potential impacts on air quality.

Condition

4. That further application(s) for approval under the terms of Condition 1 shall include details of access, road layout and parking provision. For the avoidance of doubt no more than 10 residential properties shall be accessed from Golf Course Road. An emergency vehicular access from the site to Golf Course Road shall be required if the total number of residential properties using Innes Park Road exceeds 200 dwellings. Internal layouts shall be designed in accordance with Designing Streets principles. Proposals should include extensions to the existing layby parking on Innes Park Road and pedestrian and cycle links to Golf Course Road.

Reason

To ensure appropriate access and site layout in accordance with the requirements of the Council, as Roads Authority.

Condition

5. That further application(s) for approval under the terms of Condition 1 shall include an updated Flood Risk Assessment (FRA), to the satisfaction of SEPA when detailed planning permission is sought. Such an FRA will establish the developable extent of the site with a layout in accordance with Scottish Planning Policy and the principle of flood avoidance.

Reason

To ascertain the developable extent of the site and ensure that any layout is in accordance with Scottish Planning Policy and the principle of flood avoidance, to the satisfaction of SEPA and North Ayrshire Council, as Planning Authority.

Condition

6. That further application(s) for approval under the terms of Condition 1 shall include details of drainage which have been designed for exceedance i.e. 200 year critical storm event + climate change. Details of overland flow-paths, 'additional' attenuation measures, overflow devices etc must be provided. A Drainage Impact Assessment must be provided

including a land drainage strategy and details of implementation and maintenance. Any discharge of surface water to the water environment must accord with the principles of the SUDS Manual (C753), published by CIRIA November 2015 and comply with the terms of The Water Environment (Controlled Activities) (Scotland) Regulations 2011.

Reason

To ensure appropriate consideration of drainage in accordance with the requirements of the Council's Flooding Officer.

Condition

7. That further application(s) for approval under the terms of Condition 1 shall include a tree survey identifying any trees within the site to be retained and protection measures to be put in place during any construction. A plan of landscaping including details of replacement tree planting shall also be provided.

Reason

To allow consideration of the impact of any scheme on existing trees and to ensure an appropriate landscaping scheme.

Condition

8. That further application(s) for approval under the terms of Condition 1 shall include a dated Phase 1 Habitat Survey.

Reason

To ensure proper consideration of the ecology of the site, in recognition of the potential for species movement.

Condition

9. That further application(s) for approval under the terms of Condition 1 shall include a scheme for the remediation and treatment of Japanese Knotweed within the site.

Reason

To ensure an appropriate scheme for removal/management of a known invasive species within the site.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr Iain Davies on 01294 324320.

Appendix 1 – Location Plan

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