Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

A) Introduction

The application is for the proposed works to Pinchbeck East C of Primary School to support their expansion to two form entry.

The expansion to the PAN capacity at Pinchbeck East Church of England Primary School is proposed to ensure that the required number of primary school places are provided in the area. This will enable the Local Authority to meet its statutory obligation to provide sufficient school places for all children of a statutory school age, ensuring that all pupils can be offered a place at their local school.

The school currently operates with a PAN of 45, and the proposal is to increase their PAN to 60 with effect from September 2016 to meet projected demand. To support this, it is proposed to provide two additional teaching classrooms together with the associated necessary resources such as pupil WCs, group rooms, additional staff accommodation and external works to address parking, access and play areas. This additional accommodation and associated works are required to ensure that the sufficient facilities are in place to accommodate up to 420 primary aged children.

Agreed use of the Parish-owned Glebe playing field and Short Stay Drop-off Parking

Please note that as part of the application we have included details of proposed alternative arrangements for the school to use the Parish owned Glebe field adjacent to the site for team games. This has been discussed in detail with the Parish with provision of a memorandum agreement subsequently being issued to the school, a copy of which has been submitted for reference with this application.

In addition to this the use of local off-site short stay drop-off parking for parents at peak times has been agreed at the pub/ village hall car park on Knight Street.

B) Design

1-Site

It is proposed that the new accommodation would be provided in the form of three no. separate new extensions located immediately adjacent to the associated existing accommodation at the school, as relevant. Each of these extensions would extend similar building lines and be in a complimentary/ similar style as the existing attached school building. All proposed new accommodation would be solely for use by the school.

Proposed new teaching accommodation

It is proposed that the new teaching classrooms extension will be located to the rear of the existing block 03 onto an existing landscaped area. There are a number of existing trees within the proposed footprint area of this new block and a tree survey has been carried out to inform the rationale of the proposals. This has been submitted as part of the application.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

Proposed new staffroom accommodation

The proposed new staffroom extension is located in the centre of the site to be to the rear of the existing associated staff accommodation and immediately adjacent to an existing link corridor. This locates the new accommodation on the main circulation route between existing blocks, being to the side of the existing key stage one playground for the benefit of pupil supervision without the footprint of this extension impacting on the games area itself.

Proposed Main Entrance Extension

The proposed extension to the main front entrance would provide an additional staff office in the key location at the front of the school. The footprint of the new extension would not impact upon the adjacent car park area.

Parking

The existing school car park is undersized to staff and visitor use requirements resulting in significant traffic congestion at key school arrival and departure times.

To address this existing issue as well as to provide for the increase in car users which would result from the proposed increase to 2FE, this application includes for the proposed remodelling of the existing car park at the front of the school to provide clear access through to a proposed new area of parking to the rear of the site on the side of the existing playing field.

The proposed changes would locate additional parking at the rear of the site for staff use only. This would be accessed directly through the existing car park and along the existing vehicular route along the side of the site. Use of this new area of staff parking would be managed by the school as the route passes adjacent to the existing playground.

It is therefore envisaged by the school that this proposed additional area of parking would serve the first staff to arrive in a morning prior to pupil arrival, with these staff anyway only leaving after pupils have left the site after their last lessons of the day. This strategy provides the maximum benefit to the school in terms of the number of parking bays which can be provided; with minimal impact around the key areas and associated existing constraints at the front of the school site.

Playing Field / Sport England

Sport England were consulted directly prior to the application due to the sensitive nature of the proposals to incorporate additional staff parking to the side of the existing playing field.

The area lost to the footprint of the proposed additional parking was previously an unused area of the field; due to the condition of the site, the location of the existing trim trail and, more recently, to the location of a storage container to the side of the playing field. The proposals include the relocation of this storage container back into the far corner beyond the new parking area, and the relocation of the trim trail off from the main team games playing field. The relocation the trim trail was proposed by and discussed directly in consultation with Sport England. The preferred new location for this was agreed as being acceptable to Sport England.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

As part of the consultation, Sport England further discussed the importance of maintaining sufficient area of playing field for an under 9s/10s football pitch, which is 61m x 43m including run-off area. This has subsequently been marked out on to proposed site plan to demonstrate that there is sufficient team games playing field area being retained for this to be marked out.

In association with the application, LCC have also made a formal agreement with the Parish Council, authorising the school's use of the Parish-owned Glebe playing field which is adjacent to the school site. A copy of the subsequently issued memorandum of agreement detailing the arrangement has been submitted to Sport England for their reference.

Please see submitted copy of correspondence with Sport England for detailed reference.

2- Use

All of the proposed new accommodation would be solely for use by the school.

3- Amount

The proposed additional new school accommodation comprises as following

The application for proposed new accommodation to support the expansion to 2FE includes a total accommodation footprint of 394.5m² GEA which comprises of three separate extensions to provide the proposed new accommodation as following;

-Two Classroom Teaching extension – 314.4m² GEA
-Staff Accommodation Extension & associated replacement canopy – 60.6m² GIA
-Front Reception Office extension – 19.5m² GEA

In addition to this there is proposed external works comprising;

-Remodelling of the existing front car park.
-Remodelling of the existing playground and access areas around the proposed new accommodation to include relocation of the existing trim trail and associated soft pour area.
-Proposed new parking area to the rear of the site at the side of the existing playing field to provide an additional 17 parking bays and associated relocation of the existing trim trail on the field and existing storage container.
-New replacement storage KS1 steel storage shed.
-Removal of existing link canopy to be replaced with new canopy link as noted above.

4- Internal layout

All of the new accommodation is proposed to be formed as extensions onto the existing school buildings. Locating the accommodation adjacent to associated relevant existing areas will form direct internal connections and knit the new accommodation into the school as a whole.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

Teaching Block Extension

It is proposed that the new teaching block would extend from the end of the existing block 03, which would be remodelled to provide direct internal access through into the new teaching facilities. Providing this direct internal connection into the new accommodation would provide logical way-finding and navigation and make the new accommodation feel like a part of the existing main school.

This internal remodelling works would comprise of a new circulation route formed through the existing WCs and small resource area, each of which would be replaced in the new extension. Two new rooflights would be formed over the existing classroom to the end of the existing block to retain sufficient natural daylight and ventilation to this side of the classroom.

The internal layout of the new teaching block is designed to locate the two new classrooms facing immediately onto the external playground, with doors out from each of the classrooms providing direct external access.

The associated circulation and cloaks facilities would be located to the boundary side of the new teaching block, and in association with the application it is proposed to form a new pedestrian access from the existing footpath at the side of the side leading into the new area formed around the new teaching extension to reduce bottlenecking of pupil access and egress at peak times.

New pupils WCs would be located off the main new circulation route to be easily accessible for pupils and efficient for staff to supervise. A replacement resource area would be located immediately adjacent to the associated existing classroom to maintain the existing provisions after formation of the new access route. Two further additional new group rooms would be located adjacent to this and at the end of the new block respectively, with the latter providing an attractive view out into the landscaped area of mature trees.

New Staff Accommodation

The infill extension to provide additional new staff accommodation would be located adjacent and adjoining to an existing glazed link corridor which would be entirely reformed with the glazed barrel vault roof being removed and replaced with a new curved monopitch roof formed to direct rainwater fall away from the new infill extension.

Whilst retaining column supports in similar arrangement as the existing, the replacement canopy would be glazed to one side only, with the new staff infill extension being immediately adjacent to this on the other side. A new opening would provide access directly off this link into the new staff prep room and a second entrance would be provided off the short corridor to the end of this new room enabling the new staff room to be divided into two spaces for flexible working arrangements as required.

New Main Reception Office Extension

The proposed new front office extension would be located immediately to the front of the existing office/ entrance, extending the same building height and materials. The layout would extend the main access route into the school to provide a new secure lobby adjacent to the new office, which would have a view out over the main access into the site. A replacement new electronically operated main entrance door and a new school signage board above this would maintain a visible main entrance for the school.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

5- External Appearance

The external design of the building has been developed to complement the existing blocks. The main entrance extension would extend the same timber cladding up to parapet with height similar as existing. The new staff room extension and new teaching block extension would both be in buff brickwork to match existing, with all new accommodation having white aluminium framed windows with colourful glazed panels in a similar style as the existing blocks.

The roofs of the new blocks would be 'Kingspan Topdek' membrane roofing which would enable new low-pitch roofs of the extensions to meet up the eaves of adjacent existing blocks. A higher pitched roof would be formed over the new classroom block with similar membrane style finish, with the two new classrooms being open up to the pitch of the roof to create light and airy teaching spaces. Rooflights in the new teaching block will let natural daylight and ventilation into the depth of the plan.

6- Landscaping

The location of the proposed new extensions and associated proposed new hardstanding/ areas of external works are located onto a variety of existing site conditions as following;

The new teaching block is located onto an existing soft landscaped area. This existing area of landscaping is currently not very well used by the school and they would be happy to reduce this area in place of extending their teaching provision into this location. It is noted that as a result of this, the close proximity of the new block to the remaining area of soft landscaping and mature trees would actually then serve to increase the accessibility and usability of this area.

In association with this new teaching extension an existing area of soft pour with play equipment will be replaced/ relocated from the side of the existing key stage one playground to the west of the new block and the existing playground will be extended into the previous location of the soft pour area.

The new staff room extension will be located onto a small grass and paved area adjacent to the existing key stage one playground. The footprint of this extension would not impact upon the KS1 playground area itself.

The new reception entrance extension will be located forward of the existing main school entrance onto the existing tarmac access path which will be remodelled to accommodate this.

The car park to the front of the school will be remodelled to extend back onto a landscaped existing gravel area and concrete paved diagonal footpath leading through this; with the footpath access subsequently being relocated immediately linear to the side of the existing block behind this to widen the available clear access through the car park which currently becomes very congested at peaks time and throughout the day.

The new area of car parking to the rear of the school would located onto the edge of the existing team games playing field and adjacent shrub/ natural landscaped border.

There is one existing storage container which is proposed to be relocated in association with the works, and one timber storage shed which is proposed to be replaced with a new steel storage shed.

The former of these is currently located on the corner of the existing playing field, and it is proposed to relocate this further into the corner of the field to be out of the way of the playing field and of the proposed new access route through to the new parking area.

The timber storage shed is currently located adjacent to the end of block 03. It is proposed to relocate this adjacent to the end of the existing block 01, to maintain a location which is close to the key stage one playground. Although this container would impact the side access path, this is anyway not used or required for use by the school, and is currently blocked by benches the playground area. This location is preferred by the school as the container stores play equipment which is regularly in use by the school for KS1.

Ecology Appraisal

An ecology appraisal and survey was carried out by ADAS UK Ltd, and their issued report has been submitted with the planning application.

This report assessed protected species across the range of habitats on the proposed development site to include amenity grassland, woodland, hedgerows and buildings. However, no designated sites, either statutory or non-statutory were identified that would affected by the proposed development.

The report made a series of recommendations for how the project could respond to ecology which may be present on the site, as following;

- Any tree removal over the period March to August inclusive should be immediately preceded by a check for nesting birds by a competent person. Any active bird nests would need to be safeguarded by leaving a 5m buffer of vegetation around the nest until the young have fledged (left the nest).

- Reptiles have a low potential to be present within the works area. Avoidance measures should be implemented to avoid harm to these animals, such as by the removal of all log piles and wood chippings by hand prior to works commencing.

- A number of safeguards should be adopted during construction to ensure that any wildlife present in the vicinity of the development site (such as Foxes and Hedgehogs) are not killed or injured. E.g. excavations to be covered overnight, and pipework to be capped.

- Standard pollution prevention guidance should be followed to minimise potential impacts to surrounding habitat (Environment Agency, 2007).

- Mature trees are present in the works area. Any trees to be retained should be safeguarded as outlined in the submitted tree report (Hudson, 2013 / Hudson 2015).

- Trees were the only features with an ecological value that would be lost due to the proposed development. It is recommended that suitable replacement species/ features mitigate for the loss of this ecological feature. See submitted tree report for detailed guidance.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

Tree Report

Arborist, Mark Hudson was previously commissioned to carry out a tree report on the site in 2013 for an extension of hardstanding playground area on the site. However, as the current proposed works impact upon area beyond the original survey, Mark was commissioned to carry out a new survey for the current proposed works.

The report has made detailed recommendations of replacement species for the trees which are proposed to be removed and of roots protection to trees in the vicinity of the works which are to be retained.

It is noted that the proposals include the removal of several existing trees within the footprint of the new teaching extension and to construct the new teaching extension in close proximity to other existing mature trees; and all proposed new works are to be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction as is noted in the submitted tree report.

For detailed guidance see tree report Hudson 2015 as submitted with the planning application.

Post tree survey amendment to proposals;

In addition to the trees surveyed in the report, a late instruction to extend the access road has resulted in the proposed removal of 4 additional trees on the north site boundary to Knight Street.

In lieu of this having this information at the time of survey, the location of the proposed new access route was discussed with the arborist and subsequently positioned to retain tree ref T28. The 4 trees which are proposed to be removed have been agreed as being acceptable for removal to enable the new access road. This is subject to the provision of 4 no. replacement trees with species and indicative locations as are shown on the proposed site plan and as have been discussed and recommended by LCC arborist, Richard Littlewood.

7- Services

It is proposed that the heating, ventilation and lighting in the new extension will be connected off the existing services to the school.

It is proposed to locate a new gas boiler in a small boiler cupboard within the new teaching block.

Heating

The proposed new classrooms and associated areas will be heated by a combination of floor mounted fan convectors, radiators and pipecoils fed from a new gas condensing combi boiler in the new block. Gas will be provided to the new block from the existing school metered supply.

Water

The existing school's local mains water service will be extended to serve all cold water outlets in the new block. Hot water will be provided by the new combi boiler.

Ventilation

Natural light and passive ventilation has been utilised throughout the new extension wherever possible. External windows will provide user operable manually operable opening lights and new rooflights will be located to the rear of the new teaching classrooms to provide natural daylight and ventilation into the depth of the plan. Additional rooflights will also be located into the new circulation corridor and into the remodelled classroom to the end of the existing block 03.

The design of the windows will provide adequate ventilation to reduce surface condensation, providing minimum openable windows ventilation of 5% of the floor area or mechanical ventilation.

New pupil WCs and a new access / staff use WC are proposed to be provided within the new extension block. These areas would be serviced by local mechanical extract fans

In addition to this, there are two small internalised resource rooms without direct external walls which would also be served by mechanical extract fans. Each of these rooms also have glazed screens into the adjacent naturally lit areas.

Lighting

The existing external wall mounted lights to the existing school buildings will all be retained, excluding any lights to locations where the new extensions will be attached to the existing.

In additional to this, new wall-mounted external lighting will be fitted at intervals around the perimeter of the proposed new extension to be located adjacent to top of door height to all external exit doors, being operated on a time switch with photocell.

8- Drainage

N.B. Please see submitted drainage drawings for detail.

The footprint of the proposed new extensions will largely be located onto existing permeable areas on the site as noted above.

The new replacement soft play games area and new access paths around the new teaching block extension will be located on the existing permeable soft landscaping. The soft pour play is a permeable construction and the proposed new access paths around the new teaching block is proposed as a permeable tarmac construction.

The new car parking at the rear of the site and associated access road to this will be located onto the side of the playing field. It is proposed that the new access route and associated new parking bays provided alongside the existing playing field will be formed in permeable tarmac. As noted above, please see the submitted proposed drainage drawings for details.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

The surface water drainage run off from the roof of the proposed new extensions would be connected via new downpipes connecting in new 75mm dia. sw drainage runs into new surface water drainage gullies on site connecting up into the existing surface water drainage on site. An underground utilities survey has been commissioned to inform the scheme proposals and all new sw drainage outlets are to be sized to an engineer's details all as noted on the submitted drainage drawing.

In response to the proposed increase in non-permeable area due to the footprint of the new extensions and associated external works, it is proposed to form below ground sw attenuation with an attenuation tank being located north of the new teaching extension as detailed on the proposed drainage plans. The proposed attenuation tank will provide approximately $10m^3$ water storage capacity.

The additional foul drainage in the new teaching extension would comprise of
-new pupil WCs
-new staff / access WC
-2 no. new sinks in new teaching classrooms
-new/ relocated sink in replacement small resource area

N.B. In association with the extension works 2 no. WCs and hand wash basin would be removed from the pupils WCs in the remodelled area of the existing block 03, which are being replaced by the new facilities noted above.

It is proposed that the foul water drainage will be connected into the existing foul drainage system and as noted above, an underground utilities survey has been commissioned to inform the proposals. The proposed drainage will require relocation of existing manholes where these are within the footprint of the proposed works as is detailed on the submitted proposed drainage plan.

Flood Risk Assessment

A flood risk assessment has been carried out to inform the scheme proposals and has been submitted with this application. Please see full report for details.

The site is located in a Zone 3 flood risk area with consideration of the possibility of fluvial waters from the River Glen. The Glen has raised bank defences which are considered to be in a 'good' condition and the presence of these defences reduces the flooding risk to less than 1%.

The greenfield run-off rate for the site is calculated to be less than 5l/sec. Practically, flows cannot be restricted to that level and so 5l/sec will be used as the maximum discharge rate.

In response to the flood risk assessment,

To minimise the proposed increase in non-permeable areas it is proposed for the new parking area and access road located adjacent to the playing field and the new access paths around the new teaching extension to be formed in permeable tarmac construction. The new ground construction around the new parking area on the field will also be laid to fall away from the site boundary and back towards the adjacent playing field to prevent surface water from falling towards the boundary as detailed on the submitted drainage plan.

In addition to the above it is proposed to locate a below ground attenuation tank of $10m^3$ storage capacity to the north of the new teaching extension, with storage volume calculated

on the basis of a 1:100yr event plus 30% allowance for climate change. This will reduce the flow rate of surface water run off to minimise the risk of local sw build up at times of heavy rain fall.

C) Access

9 - Site Access

There is no proposed change to the existing main access from Fennell Road at the front of the site. However a second vehicular access is proposed to be formed to the rear of the site to provide access to the proposed new parking area adjacent to the playing field. This has been discussed in consultation with LCC planning and with LCC highways and it was considered that provision of this second access would help to alleviate traffic congestion around peak school arrivals and departure times. It is anticipated that this new access would generally only be used by staff for direct to access the proposed new staff zoned parking bays at the rear of the site. A second pedestrian gate is also proposed to be added along the side pedestrian route to reduce bottle necking around the side access gate.

The proposed remodelling of the existing car park at the front of the site would provide additional clear access width through which will further reduce congestion in and out of the car park around key access times.

The proposed new extension blocks would not impact further upon access for emergency vehicles from the front of the site than as the existing available route, which leads along the side of the site adjacent to the existing block 02 and across the existing playground around the rear of the school buildings.

The two smaller extensions comprising the office extension to the front reception entrance and the staff room infill would have no impact of vehicular routes.

The proposed new teaching block extension would maintain sufficient access width for vehicles alongside the adjacent site boundary and beyond this sufficient clear access would be provided around the end of this new extension.

Travel Plan

The school have actively approached the LCC Travel Team prior to the application to discuss sustainable transport arrangements and future targets for the school. Recommendations received from the Travel Team were taken on board and have been incorporated in the school's updated travel plan as has been submitted with this application.

Pre-Application Community Consultation Evening

A consultation evening was held at the school on 1st June 2015 prior to submission of the planning application. Invitations were sent to local residents in the surrounding streets to include Fennell Road, Wayet Road, Guildhall Drive and Knight Street, Westfield Drive, Forge Crescent and Primrose Crescent, as well as to all school governors and staff, and to all parents of pupils attending the school.

No concerns were raised with the design proposals themselves during the evening; in respect of the amount, location, form and appearance of the proposed new accommodation on the site, and in respect of LCC's proposal to provide additional places at the school to serve pupils in the local area.

However, during the evening the general feeling of the local residents attending the consultation expressed a concern for existing traffic congestion and parking issues in the immediate and wider area of Pinchbeck. The strategies to improve on existing school-related issues in association with the proposed increase in traffic movement which would result from the expansion of the school to 2FE were appreciated.

The proposals to address traffic congestion comprise as following;

-Additional parking provision at the rear of the site. This will be for staff use only and will be accessed from the rear of the site from the proposed new vehicular access from Knight Street.

-Remodelling of the existing car park at the front of the site to provide improved clear route through. In association with the above, this will reduce the risk of double parking blocking the route at key arrivals and departing times.

-Additional pedestrian gate of the side access route connecting from Knight Street to Fennell Road. This will streamline pupil access directly towards the Key Stage One and Key Stage Two blocks respectively, reducing bottlenecking around the existing side gate.

-Short stay drop off and collection parking agreed for use by the school at the underused pub/ village hall car park further along Knight Street;

-In association with the above, the school are taking measures to introduce a 'walking bus' from here to the school. This has already been introduced by the school with an immediate take up of 30 pupils. The initiate will reduce the number of parent's cars needing to travel right up to the school entrance, and the school are further reinforcing the existing travel measures in place with a letter being sent out to all parents.

10 - Vehicular and Transport Links

The front site access will remain as existing, but with creation of a second vehicular access to the rear of the site and relevant measures taken on board to improve vehicular and transportation as noted in Section 8.

There would be an increase in movement to and from the site in association with the proposed expansion from 1.5FE to 2FE as is outlined in the school's submitted travel plan. It was agreed in pre-consultation advice that no transport assessment would be required for the application.

Two additional new scooter pods will provide parking/ storage for up to 12 no. scooters will be provided for pupil use adjacent to the existing playground gate which is accessed via the side path entrance as indicated on the submitted proposed site plan.

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

11 - Inclusive Access

The pedestrian and vehicular access at the front of the site will be retained as existing; with level access provided into the main site entrance of as accessed from Fennell Road, and side pedestrian gates.

There is one number existing access parking bay in the car park at the front of the site which will be retained as existing and level access will be provided into the main external entrance doors at the front of the school.

12 - Emergency Access

The remodelling of the existing front car park will increase the clear vehicular width through the front car park and the clear access width through to the vehicular route along the side of the site alongside block 02 will be maintained.

The existing access route for vehicles across the field from the rear of the site from Knight Street will be maintained through the existing gate. In addition to this it is proposed to form a second vehicular access from Knight Street in association with the proposed new staff parking area and its associated vehicular access route.

Refer to Drawings Numbers.–

Proposed Design Drawings (Mouchel / Lincoln);

Site Location Plan DC/451/0009	AL (0) 0101
Existing Site Plan DC/451/0009	AL (0) 0102
Proposed Site Plan DC/451/0009	AL (0) 0104
Existing Floor Plan DC/451/0009	AL (0) 0110
Proposed Floor Plan DC/451/0009	AL (0) 0111
Existing Roof Plan DC/451/0009	AL (0) 0112
Proposed Roof Plan DC/451/0009	AL (0) 0113
Existing Site Elevations DC/451/0009	AL (0) 0120
Class Block 03 Existing Elevations	AL (0) 0121
Class Block 03- Teaching Extension Proposed Elevations	AL (0) 0122
Existing & Proposed Staff Room Elevations	AL (0) 0123
Existing & Proposed Reception Entrance Elevations	AL (0) 0124

Design & Access Statement:

Pinchbeck East C of E Primary School- Proposed Expansion to 2FE
Proposal Number: Ref: PP-04177607
Project number: DC/451/0009

Structural Engineers' Drawing/s (Mouchel/ Liverpool);

Surface Water Drainage GA Plan	1064933-S-D01-P2
Foul Water Drainage GA Plan	1064933-S-D02-P2

Surveyor's Drawing/s;

Topological and Utilities Plans	Surveyline issued drawings, SL 2582 Sheets 1-2

Submitted Reports

Pinchbeck FRA, Report ref 1064933 – FRA 01	Mouchel/ Liverpool
Ecology Report	Pinchbeck East PEA V1.0
Tree Survey	TBC, Hudson 2015

All as submitted on the online planning portal in association with this planning application.