Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Employment development with provision for a distributor road in accordance with the masterplan for Yew Tree farm

Location: Land To The East Of, Tollgate Road, Burscough,

Thank you for your enquiry received on 6th November 2015 with regards to the above proposal and apologies for the delay in my response following our meeting on 2nd December 2015. I have now had the opportunity to assess your proposal and can offer you the following comments.

The Proposal

It is proposed to develop the above site with employment uses including B1 (light industrial), B2 (general industrial) and B8 (distribution and warehousing) together with associated estate roads and landscaping on land to the east of Tollgate Road, Burscough. It is also intended to construct a link road from Tollgate Road to the rest of the Yew Tree Farm masterplan site, which will lead through to Liverpool Road South.

Recent Relevant Planning History

2015/0171/OUT - The demolition of the existing buildings, and outline planning permission (including details of access) for the erection of up to 580 dwellings (C3); Extra Care or Care Accommodation (C2); a Local Centre (comprising up to 500m2 of

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Acting Chief Executive
A1, A2, A3, A4 and A5 floorspace; and community uses); the construction of 4.6 hectares of Employment Development (up to 13,800m2 of B1, B2 and B8 floorspace); the provision of open space and associated recreation facilities (including parkland, allotments, play areas, a linear park, cycle and pedestrian facilities); together with the provision of related infrastructure including the construction of drainage works (including sustainable urban drainage systems), roads, services and related utilities; and associated works. RESOLVED TO BE APPROVED BY PLANNING COMMITTEE, AWAITING SIGNING OF S106 AGREEMENT

2014/1054/SCO - Scoping Opinion - Residential-led mixed-use development - Development IS EIA development (25.11.2014)

**Relevant Planning Policies**

The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the West Lancashire Local Plan (2012-2027) DPD provide the policy framework against which the development will be assessed. The site is allocated as SP3 - Yew Tree Farm, Burscough - A Strategic Development Site

NPPF

Building a strong competitive economy
Promoting sustainable transport
Requiring good design
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment

West Lancashire Local Plan (2012-2027) DPD policies:

SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
EC1 - The Economy and Employment Land
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
IF4 - Developer Contributions
EN1 - Low Carbon Development and Energy Infrastructure
EN2 - Preserving and Enhancing West Lancashire’s Natural Environment
EN4 - Preserving and Enhancing West Lancashire’s Built Environment

The site is also within a Mineral Safeguarding Area and therefore an assessment of whether or not the site should be retained for future mineral extraction should be made in order to accord with Policy M2 of the Lancashire Minerals and Sites Allocation and Development Management Policies Local Plan.

Additionally the following supplementary planning documents are relevant:

SPD - Yew Tree Farm Masterplan (Feb 2015)
SPD - Design Guide (Jan 2008)
Assessment

The Site

The whole allocated strategic Yew Tree Farm site covers 74 hectares of greenfield land that lies to the south-west of Burscough between the Burscough Industrial Estate and the residential settlement area. The site subject of this pre-application query covers only part of the overall development site in the north-west. The site itself extends to approximately 8.53 hectares and is broadly a triangular shape and relatively flat. The land is currently cropped and forms part of a farm holding for Martins Hall Farm on nearby New Lane. The site is bounded by a mature hedge along the eastern boundary and this also includes an established ditch, beyond which lies the rest of the Yew Tree Farm masterplan site reaching towards Liverpool Road South. To the south are industrial units off Tollgate Crescent which are effectively bordered by a low hedge. To the north is Higgins Lane with fields and Green Belt beyond and to the west is Tollgate Road and Merlin Park, which are industrial areas. There is little boundary treatment along the western boundary and the site is clearly visible from Tollgate Road, although the area abutting Merlin Park is delineated by a palisade fence and there is a large attenuation pond adjacent to the site.

The Proposal

It is proposed to develop the land with employment uses and include provision for a distributor road in accordance with the Yew Tree Farm Masterplan. Limited information has been submitted at this stage and therefore this initial response will focus mainly on the principle of the development and the Council’s expectations going forward. It has not been specified what type of employment uses are likely to be considered, and no indicative layout has been provided. It is recognised that the delivery of 8.5ha of employment land at this site will contribute significantly to the delivery of the overall masterplan for the area and towards the creation of jobs.

Principle of Development

NPPF

The National Planning Policy Framework (NPPF) sets out the Government’s planning polices for England and is a material consideration in planning decisions. It advocates that the purpose of the planning system is to contribute to the achievement of sustainable development, by performing an economic, social and environmental role. At the heart of the NPPF is a presumption in favour of sustainable development. In order to deliver a wide choice of employment land, the NPPF advocates the importance of meeting locally identified need/demand and ensuring a rolling five year supply of deliverable employment sites to meet these requirements. Consistent with NPPF’s approach, the adopted Local Plan allocated a significant amount of land at Yew Tree Farm as a strategic development site to deliver a mixed residential and employment-led development. The proposed development is therefore consistent with the aims and objectives of the NPPF.
The site lies within the Strategic Development Site of Yew Tree Farm as allocated by Policy SP3 of the Local Plan. This key policy requires that the allocated site should deliver:
- residential development for at least 500 new dwellings and safeguarded land for up to 500 more dwellings in the future (post 2027);
- 10ha of new employment land as an extension to the existing employment area and safeguarded land for up to 10ha more in the future (post 2017);
- A new town park for Burscough, with a Management Trust to co-ordinate and fund the maintenance of the park, alongside other Green Infrastructure improvements;
- A linear park/cycle route across the site to link in with a wider Ormskirk to Burscough linear park/cycle route;
- A new Primary School and other local community facilities that cannot be appropriately accommodated elsewhere in the town;
- A decentralised energy network facility, including district heat and energy infrastructure, which will provide heat and electricity for the entire site and possibly beyond the site boundary;
- Appropriate highway access for the site on Liverpool Road South and Tollgate Road, together with a suitable internal road network;
- Traffic mitigation measures to improve traffic flow on Liverpool Road South and protect other local roads;
- A robust and implementable Travel Plan for the entire site to address the provision of, and accessibility to, frequent public transport services and to improve pedestrian and cycling links with Burscough town centre, rail stations and Ormskirk;
- Measures to address the surface water drainage issues on the Yew Tree Farm site and in Burscough generally to the satisfaction of the Environment Agency, United Utilities and the Lead Local Flood Authority. For the development of Yew Tree Farm no surface water should be discharged into the public sewerage system;
- Financial contributions to improve the health care facilities and other existing community facilities in the town; and
- Financial contributions to improve public transport services/facilities and to improve cycling and walking facilities.

Policy SP3 further adds that no surface water from the site should be discharged to the public sewerage system and that development on the site should draw some surface water off the existing system to be attenuated to the local watercourse to permit at least the equivalent quantity of foul water being discharged from the site. In addition, the policy requires any development on the site to be high quality design and energy efficient, the scale and massing should be appropriate and consideration should be had of the impact upon nearby heritage assets. Development should also seek to conserve and enhance biodiversity and landscape value where possible as well as improving access to recreation opportunities and green spaces, particularly through the inclusion of the Ormskirk to Burscough Linear Park and a new maintained park for Burscough.

Policy SP1 is a strategic policy that aims to set a framework for the delivery of sustainable communities. Burscough is identified as one of two Key Service Centres in West Lancashire. The policy states that 10ha of employment land will be provided on the Yew Tree Farm site and anticipates that the site will begin to be developed from 2015. In addition to this, Policy EC1 seeks to deliver 75ha of new employment development in the plan period - up to 2027. As part of this, it is re-iterated that 10ha of land on the Yew Tree Farm site will be provided for B1, B2 and B8 uses. Policy EC3
seeks to protect agricultural and except where necessary to deliver development allocated within the Local Plan - such as the Yew Tree Farm site.

Policy GN1 of the Local Plan identifies the settlement boundaries and advises that development on greenfield sites within the boundaries will be assessed against all relevant policies. Policy GN3 specifies more detailed design criteria relating to design and visual impact upon the area, creating safe and secure environments, accessibility and transport, flood risk, landscaping and the natural environment as well as other environmental considerations.

Policy IF2 deals with ensuring that the future transport requirements of West Lancashire are met and sets parking standards. The policy provides a list of infrastructure projects that will be supported, and includes the provision of a Linear Park between Ormskirk and Burscough and the electrification of the railway line between Ormskirk and Burscough.

Policy IF3 seeks to ensure that development provides adequate infrastructure and in order to create sustainable places, proposals should make the most of existing infrastructure by focusing on sustainable locations, mitigate negative impacts on infrastructure, contribute towards provision of new infrastructure and demonstrate how access to services can be achieved without the car. Any new development in Burscough that is affected by limitations on waste water treatment will need to be considered in liaison with the statutory undertaker for water and wastewater and the Council and where necessary, development phased to ensure it coincides with an appropriate solution agreed with UU and the EA. Policy IF4 requires development to contribute to mitigating its impact on infrastructure services and the environment, through CIL and/or a planning obligation.

Policy EN1 seeks to promote low carbon development and energy infrastructure. Policy EN2 aims to preserve and enhance the natural environment, in particular ecological networks, priority species and habitats, trees and landscaping, land resources and landscape character. Policy EN3 advises that the Council will provide a green infrastructure strategy which supports the provision of a network of multi-functional green space including open space, sports facilities, recreational and play opportunities, allotments, flood storage, habitat creation, footpaths, bridleways and cycleways, food growing and climate change mitigation. In order to support this green infrastructure strategy, development should seek to deliver, inter alia, the proposed linear park between Ormskirk and Burscough.

**Supplementary Planning Guidance: Yew Tree Farm Masterplan 2015**

The Yew Tree Farm Masterplan was adopted by the Council in February 2015. It builds on Policy SP3 of the Local Plan and provides a useful framework to guide developers on the detailed planning and design requirements for the site and on matters such as the delivery of main access points, primary internal road networks, drainage improvements and the locations of various elements of development. The Masterplan was subject to consultation with the wider community and the applicant was also involved in the process.

The Masterplan includes a set of guiding principles based on character, connectivity, climate and community. The objective of the Masterplan is to help create a sustainable, well planned, distinctive and interesting place that becomes a positive and integral part
of the town and community. It advocates meeting the future needs of the town through the provision of at least 10ha of employment land, at least 500 new homes (a further 10ha and 500 respectively beyond 2027 if required), providing sustainable transport links, provide a range of social and community facilities, including a primary school if required beyond 2027, a linear park, attractive greenspaces and enhancement of biodiversity. The Masterplan does not include a site specific layout relating to each parcel of land, nor does it include details setting out how each home, business or plot will look as these details will form part of future planning applications. The Masterplan does however, clearly set out which land should be delivered first - within the Local Plan period, up to 2027 and which land should be safeguarded for potential future development beyond 2027.

Assessment of Principle of Development

Having regard to the key policies pertaining to the site listed above, in particular Policies SP1, SP3 and EC1, the site has been allocated employment development within the first phase of development at Yew Tree Farm and as such the proposal is in accordance with the Local Plan. The proposal is for 8.5ha of employment land, which is a significant contribution towards the overall figure across the whole Yew Tree Farm site of 10ha. The development is therefore considered to be acceptable in principle and is in accordance with the NPPF alongside Policies SP1, SP3 and EC1 of the Local Plan, subject to the proposal conforming with all other planning policy. Policy SP1 advises that new development should be promoted in accordance with a settlement hierarchy, with those settlements higher up the hierarchy taking more development than those lower down. The proposed development accords with this hierarchy by contributing a significant number of employment land towards the employment target for the Borough. In addition, the development of employment on this site will make an important contribution towards achieving the Council’s spatial strategy and vision.

Mineral Safeguarding

The Lancashire County Council Minerals and Waste Site Allocation and Development Management Policies DPD was adopted in September 2013. This plan provides policies for minerals and waste planning in Lancashire. Policy M2 of this document identifies the site as falling within a Minerals Safeguarding Area. Within these areas, planning permission will generally not be granted for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals found on the land (in this case the extraction of the Shirdley Hill Sand Formation), unless the applicant can demonstrate that the mineral concerned is no longer of any value or has been fully extracted, or there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource. You would need to address this matter in any formal submission.

Access and Highways

Lancashire County Council Highways are unfortunately unable to comment on pre-application proposals at present and a formal consultation would be sent to them at formal application stage. However, you are in the fortunate position that the recent application submitted for a mixed use development on much of the Phase 1 land at Yew Tree Farm (2015/0171/OUT) included a cumulative impact section within the Environmental Impact Assessment and many highway aspects were looked at by LCC.
One such aspect is the access to the site. It is envisaged that the main access would be from a new roundabout off Tollgate Road, where the road currently bears sharply at a right-angle. The indicative design of such a roundabout was provided as drawing ref: CBO-0054-005 Rev A received 3rd March 2015.

This main access is intended to lead through to link up with the through route along the northern part of the Yew Tree Farm site to a new signalised junction on Liverpool Road South. This is clearly shown on the Masterplan and is a key element in any submission on this site as it would provide an east to west link and improve connectivity across the site and the area locally. The Masterplan states "It is anticipated that the primary road network within the Masterplan area will consist of two east-west link roads, connecting the external highway network at a singular primary access with the A59 and two primary access on Tollgate Road, to the north and south. The east-west links should be constructed as single two-lane roads, with high quality joint pedestrian/cycle provision on both sides." The Masterplan goes on to advise "The alignment of the northern east-west link road is intended to provide a direct route from the A59 to the employment area avoiding Higgins Lane." This link road should be provided at an early stage.

Any proposal for development on this site should be accompanied by a Transport Assessment and a Travel Plan in line with DfT guidance. On a general note, all vehicular access points will need to be approved by LCC and must satisfy design, safety and capacity requirements.

Parking provision should be made in line with the thresholds set out in Local Plan Policy IF2 and Annex F (parking standards). Disabled parking should also be provided on site on the basis of 1 per disabled employee plus 2 spaces or 5% of the total car parking provision. Secure cycle parking should be incorporated into the layout for a minimum of two bicycles. Electric Vehicle Charging Points would be expected to be provided in accordance with Policy IF2 i.e. at least one or 10% (whichever is greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay.

There is an existing public Right of Way (FP74) that runs along the western boundary of the site and it is anticipated that a safe pedestrian/cycle path would follow the line of the link road onto Tollgate Road. Some off-site highway works may be required to provide footways along part of Tollgate Road, however, this will be clarified by LCC upon submission of a formal planning application.

**Design/Layout**

It will be expected that any future proposal will include a comprehensive and legible layout that integrates well with the wider site and provides safe and secure movement around the site by both pedestrians and vehicles. I would support a variety of employment uses at the site, although care must be taken to ensure that the eastern boundary where the site lies in close proximity to future housing, does not include "noisy" or polluting premises and some form of buffer planting may be required to ease the transition between the different land uses. General industrial (B2) units should be concentrated towards the existing employment areas.

Buildings should incorporate low carbon design to minimise energy consumption through site layout, construction material and building design. The Council’s SPD
Design Guide provides further advice in terms of the good design principles for commercial development at Section 2 of the document.

Boundary treatment will be of visual importance throughout the site and in particular along Tollgate Road where any fencing should be set well behind a landscaped edge to the road.

**Surface Water, Drainage and Flood Risk**

It is well known that the surface and foul water drainage network in Burscough suffers from capacity issues, as does the waste water treatment works at New Lane which serves Burscough. Land drainage in the area is also unsatisfactory and there have been flooding incidents in the area over the last few years. In view of the above, drainage is a key consideration when assessing development on the site. There are two main issues relating to drainage in the area, one is the inability of the existing combined sewer network to cope with existing flooding events during periods of heavy rainfall; and the other is the capacity of the New Lane waste water treatment works. Whilst it is the responsibility of United Utilities to resolve these issues and invest in the network, developers in the meantime, enjoy a statutory right to connect to public sewers. The main problem with capacity is caused by surface water surcharges in the combined sewer which then impact upon the capacity at the treatment works and risks associated with discharge into Martin Mere, a SSSI.

In terms of the principle of development relating to flood risk, the application site lies entirely within Flood Zone 1, the least susceptible to flood risk. However, the NPPF requires that a site specific Flood Risk Assessment (FRA) is required for proposals of 1 hectare or greater. Given the site is located within flood zone 1 and the distance to the nearest main rivers, the FRA shows a very low risk of fluvial flooding. As the site is presently greenfield, the NPPF and Policy GN3 of the Local Plan require that any development upon the land should not result in unacceptable flood risk or drainage problems and should achieve a surface water run-off rate to that equivalent of the greenfield run-off rate.

Paragraph 103 of the NPPF requires that surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development, whilst reducing flood risk to the site itself and elsewhere, taking climate change into account. Policy GN3 and the Masterplan SPD require the use of SuDs on this site and identify that due to fragmented ownership across the site, a comprehensive strategy is unlikely and therefore a series of safeguards in respect of phasing of development will be required. Full details of surface water drainage will be expected to be submitted.

The Masterplan SPD states:

"In respect of United Utilities' responsibilities, they have confirmed that they are currently in the process of securing funding to make improvements at the waste water treatment works. However, such improvements may take as long as 2020 to be delivered. In terms of ensuring the overall volume of flows to the waste water treatment works is acceptable up until this point, United Utilities have confirmed that a potential solution could be to remove a volume of surface water out of the existing system and to divert it through Yew Tree Farm and then into the natural drainage network. Whilst this is necessary to ensure
that the development does not make this situation any worse, the improvements could actually result in some improvement to the existing system and overall betterment.

You may be aware that in application 2015/0171/OUT it is proposed to take out surface water from the combined sewer system along Lordsgate Lane to free up capacity for the proposed development under 2015/0171/OUT. You will be required to investigate any similar opportunities in the drainage network in order to comply with Policy GN3 of the Local Plan in this regard. Again, full details of foul drainage will be required to be submitted.

Ecology

To achieve sustainable development, the planning system should seek environmental gains, should contribute to protecting and enhancing the natural environment and help to improve biodiversity. The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, including moving from a net loss of biodiversity to achieving net gains for nature (NPPF Para 6-10).

The development of this site will inevitably affect its existing biodiversity value, particularly given its current greenfield status and use for agricultural purposes. However, any development on the land must be carried out in such a way that respects this biodiversity value and conservation and enhancement of the natural environment is achieved. Policy EN2 in the Local Plan requires that development proposals must seek to avoid impacts on significant ecological assets and protect and improve the biodiversity value of sites. If significant impacts on biodiversity are unavoidable, then mitigation or as a last resort, compensation, is required to fully offset impacts. Detailed ecology surveys will be required to be carried out by professionally competent ecologists.

The application site is located in an area which is known to have the potential to support sensitive birds such as Pink Footed Geese (PFG). On this basis it is identified as being either within or in close proximity to a European designated site (also commonly referred to as a Natura 2000 site) and therefore the proposed development has the potential to affect its special features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitat Regulations'). The application site is in close proximity to the Martin Mere Special Protection Area (SPA) which is a European site and which is also listed as Martin Mere Ramsar Site and notified at a national level as Martin Mere, Burscough Site of Special Interest (SSSI).

The Council is a competent authority for the purposes of the Habitat Regulations and in considering the European site interest, regard must be had for any impacts that the proposed development may have. Regulations 61 and 62 of the Habitat Regulations set out a series of steps and tests which should be followed in assessing whether development could potentially affect a European Site. These steps are commonly referred to as the 'Habitats Regulations Assessment' process.

In order for the Council to carry out a Habits Regs Assessment, an over-wintering bird survey for pink footed geese and whooper swans between September and March for a minimum of one year should be carried out.
Trees, Landscape and Visual Impact

Policy GN3 (4) and EN2 (6) require that development takes advantage of its landscape setting by having regard to the different landscape character types across the Borough. Development should maintain or enhance the distinctive character of the landscape within which it is located. Any proposal for the site should seek to achieve this by minimising the loss of trees and using the existing green infrastructure as a starting point for the development proposal.

In terms of the impact on the broader landscape, the site is located within the Coastal Plain landscape type as identified in the LCC Landscape Character Assessment but the site itself does not fall within any local, county or regional area of landscape history importance. The main characteristic of the site is one of open land between more built-up areas with hedgerows and fields used for agriculture. Any application should be supported by a landscape and visual assessment as well as an arboriculture report and detailed landscape proposals.

Impact of Development on Neighbouring Users

It is necessary to consider the impact of the proposed development on the amenity of existing surrounding occupiers. As no details have been provided regarding layout, I am unable to fully assess this aspect of the proposal; however I note that there are existing employment uses to the south and east of the site that should not give rise to any conflict.

To the west of the site will be future residential properties, potentially a primary school and public open space. It will be important to ensure that development along this boundary does not include general industrial uses or distribution warehouse uses that may create undue noise and disturbance.

The site may benefit from a landscaped buffer along this boundary.

One of the main impacts of any significant development in this area would be during the construction phase of development in terms of noise; and in the longer term, from increased traffic and use of local services generated by the development. Whilst some noise will be generated during the construction phases, this will be subject to environmental control.

Summary

The principle of employment development is accepted on this site given the Local Plan allocation and guidance contained in the NPPF. The proposed development is considered to accord with the adopted Masterplan SPD provided that a link road is implemented through the site from east to west. The principle of a roundabout access to the site on Tollgate Road has been previously found to be acceptable subject to S278 works. Further details on drainage and ecology will be required.

Once a more detailed layout and proposed uses on the site have been identified I would be happy to provide further guidance.

You mentioned at our meeting the possibility of retail uses on the site. I would strongly advise that retail use would not be considered appropriate as being contrary to Policy...
SP3 and IF2 of the Local and would not be in accordance with the Masterplan SPD which allocates this site specifically for employment uses.

CIL

The development may be liable for a charge under the Community Infrastructure Levy (CIL). CIL applies to any developments that create a new dwelling or create over 100sqm of new build floorspace. It is the responsibility of the landowner/developer to ensure that the relevant CIL procedures are followed. If the development is liable and chargeable, a CIL Notice of Chargeable Development must be submitted to the Council prior to commencement of the development. Failure to submit the form may result in a surcharge of £2500 being imposed. Forms are available at www.westlancs.gov.uk/CIL. You should contact the CIL Officer via CIL@westlancs.gov.uk if you require more information.

Validation Requirements/Fee advice

If, despite the above advice, you still wish to progress with a planning application, I would refer you to the attached Council's validation checklist. I have indicated all documents that will be required to successfully validate a planning application.

Please note that the above advice is given on the information available at the present time and may be subject to revision if additional information comes to light or if the situation on site or the legislation changes. It is not a formal decision of the Council's.

Additional Services

I would like to take this opportunity to give you some details about the Building Control Service in West Lancashire. Based in Ormskirk we are centrally located and ideally placed to provide an effective and responsive service to developers in the area. The service offers experienced and qualified staff with in-depth local knowledge and established contacts with other council departments and external agencies.

West Lancashire Borough Council Building Control subscribes to LABC and as such when using our Building Control service you have access to the services provided by them including: New homes warranties; Commercial building defects guarantees; Acoustic testing; SBEM Assessments; and, air pressure testing. For more information about these services please see the LABC's website: www.labc.uk.com.

The Service will be able to offer you a competitive and reliable service with guaranteed same day inspections (notified before 10 a.m.) and would welcome the opportunity to discuss your Building Control needs for this project. Please contact either the Building Control Team Leader, Lol Aitchison on 01695 585188 or Lee Merrill, Principal Building Control Officer, on (01695) 585395.

The Council is also able to offer Standard Assessment Procedure (SAP) assessment(s) and Code for Sustainable Homes assessment(s) for new residential developments. This service can provide energy ratings and performance certificates, as required under Building Regulations, and offers an opportunity to demonstrate the level of sustainability and energy efficiency achieved by a development. We also offer a pre-assessment
estimator that provides a quick and easy indication of the likely rating achievable for a development. More information on the services available can be found on the Council website at www.westlancs.gov.uk/gogreen. A fee schedule and application form can be found at www.westlancs.gov.uk/planning.

Yours faithfully,

John R Harrison, DipEnvP, MRTPi
Interim Director Planning