

APPLICATION NO	PA/2015/0917
APPLICANT	Shirecare Property Co Ltd
DEVELOPMENT	Planning permission to erect five dwellings and garages
LOCATION	Land to the west of Almond Grove, Brigg
PARISH	Brigg
WARD	Brigg and Wolds
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest

POLICIES

National Planning Policy Framework: Paragraph 15 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

North Lincolnshire Housing and Employment Land Allocations DPD, March 2016

CONSULTATIONS

Highways: No objection subject to conditions.

Archaeology: No objection subject to conditions securing an archaeological mitigation strategy.

Environmental Health: Initially objected due to concerns relating to noise and land contamination. Following the submission of additional information in these regards EH officers have removed their objection subject to conditions.

Public Open Space: A commuted sum of £2,990.78 is required to support a forthcoming project to enhance and improve the existing Almond Grove play area almost adjacent to the development.

Drainage Team: Object on the grounds that the submitted flood risk assessment (FRA) is not acceptable and that it is unclear how surface water will be disposed. An expanded FRA has now been submitted and conditions are proposed to secure an acceptable drainage scheme.

Strategic Housing: Initially requested a financial contribution towards the provision of affordable housing in the area. Following changes in national planning policy there is no longer a requirement for affordable housing on developments of less than 11 dwellings in Brigg.

Environment Agency: Initially objected due to the submitted FRA being unacceptable. Following the submission of an expanded FRA the EA has now removed its objection subject to conditions.

TOWN COUNCIL

Whilst welcoming the application as a good re-use of brownfield land, the town council raises concerns regarding the following points:

1. That particular attention be paid to the potential flood risk of both these new dwellings and any increased risk posed to existing properties in the Almond Grove area.
2. The council asks that, as this is a new application and has been made since the highways and drainage work on Newlands estate has been started, a full impact assessment is undertaken to ensure that these works take the development into account.
3. If it is the developer's intention to remove the large poplar trees on the west of the site adjoining Redcombe Lane allotments, has this been taken into account with regard to any flood risk calculations? Removal of the trees would greatly affect water take-up in that part of the site and could potentially increase the level of flood risk posed to those allotments.

PUBLICITY

Neighbouring properties have been notified by letter. Letters of objection have been received citing the following concerns:

- Existing properties in the area suffer from flooding in heavy rain. A new flood risk assessment should be carried out.
- The poplars on the site have been badly neglected and neighbours would like to see them cut back to half the site.

- The Almond Grove area is undergoing a revamp of drains and roads. Residents would like to know where the properties will flood to as the storm drain adjacent to the access point already floods in heavy rain.
- The development would put additional pressure on the existing drainage system which is not very good at the moment.
- The proposed access point onto Almond Grove is not wide enough to allow for vehicles to pass and will cause traffic issues on Almond Grove.
- The access point has poor visibility and would be dangerous for pedestrians.
- Parents often park along Almond Grove and walk their children to school. The proposed dwellings would make traffic issues worse.
- The five dwellings would result in significant amounts of traffic driving around neighbours' properties at all hours of the day which would result in constant disturbance and would take away the health and safety of children in the area.
- The site has been used as a temporary car park for plant and traffic associated with highway improvement works in the area and large plant vehicles have had real difficulty accessing/exiting the site.
- The development would result in noise, dust and mud from construction operations.
- The dwellings would obscure the view of adjacent dwellings and would also result in loss of light and privacy.
- Storing waste bins at the bottom of no. 13's garden would result in noise and odour problems.
- The development would result in depreciation of house prices in the area.

One letter of support has been received from an adjacent neighbouring property stating that the land is overgrown and full of rubbish and the development of houses on the site would be a major improvement to the area.

ASSESSMENT

The application site comprises an area of former brownfield land as it previously contained a building and garden land. The land is located in a relatively central position within Brigg and as such is within the defined development limit for the settlement; however the site is located outside the conservation area covering part of the settlement. Access to the site is from Almond Grove to the east via a short private drive which runs between 11 and 13 Almond Grove.

The site is bounded by industrial properties and allotments to the west, by residential properties to the north and east, and by industrial properties and a children's play area to the south. Residential properties in the area are a mix of single-storey and two-storey dwellings. The majority of these properties are semi-detached, with some detached dwellings to the north. The site itself was previously occupied by a detached bungalow which has now been demolished.

The application site is located in an area of high flood risk, designated as flood zone 2/3a in the Strategic Flood Risk Assessment for North Lincolnshire.

This application seeks planning permission to construct five two-storey detached dwellings with associated garages.

The site has previously been granted consent for residential developments including outline planning permission for the erection of five dwellings in 2005 (PA/2005/1594) and full permission for a residential nursing home in 2007 (PA/2007/1339).

The main issues to consider in the determination of this application are:

- **whether the proposed development would have an unacceptable impact on the character or appearance of the area;**
- **whether the development would be harmful to highway safety along Almond Grove; and**
- **whether the development would have an unacceptable impact on the amenities of neighbouring properties.**

Principle of residential development

The application site is a previously developed site in a residential area within the development boundary of the market town of Brigg. It is located in a sustainable location within easy walking and cycling distance of the local shops and community facilities. For these reasons it is considered that the proposal accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations, and planning permission is therefore merited.

Visual impact

The application site is surrounded by existing developments on all sides, including residential development to the north and east and industrial development to the south and west. This existing development provides a good level of screening from the public domain, which is further enhanced by existing and proposed landscaping. Due to the siting and screening of the site, the proposed dwellings will have no significant impact on the character or appearance of the area.

It should also be noted that the site is currently a vacant piece of land which gets overgrown and attracts rubbish. The proposed development of the site would tidy the land up and secure its future maintenance. This would be of benefit to the visual amenity of the locality.

The density of the proposed development is less than that of neighbouring dwellings; however this is dictated by the fact that a maximum of five dwellings can be accessed via the narrow private drive into the site.

Amenity

Concerns have been raised by neighbouring properties that the proposed dwellings would result in loss of residential amenity by virtue of loss of light, overlooking and loss of view.

These concerns also relate to disturbance during construction operations and as a result of vehicle movements to and from the site post-construction.

With regard to potential overlooking, the layout of the development has been designed to avoid this. Plot 1, which is the nearest property to the boundary of the site, has no windows in its side-facing elevations and as such will not overlook neighbouring residential properties to the east. Plot 3 has a distance of more than 20 metres between its front elevation and the eastern boundary of the site and approximately 36 metres to the rear elevation of the nearest neighbouring dwelling (no. 11). Plot 4 has a distance of approximately 13.5 metres between the front elevation and the eastern boundary and 26.5 metres to the rear elevation of the nearest neighbour. Plot 5 sits close to the northern and eastern boundaries of the site; however this dwelling has been orientated so that its main front and rear-facing elevations face south-east and north-west and therefore the property does not face directly onto neighbouring properties. Despite this fact there is still well in excess of 20 metres between habitable room windows in plot 5 and windows in neighbouring properties.

These separation distances are considered to be sufficient to prevent unacceptable loss of privacy to neighbouring properties as a result of the development. These distances will also prevent the dwellings from blocking light to, or overshadowing, neighbouring properties.

In addition to the significant separation distances between the proposed dwellings and neighbouring properties, existing trees on site are to be retained and new tree planting is proposed along the eastern boundary of the site which will provide screening of the site from neighbouring properties. Whilst loss of view is not a material planning consideration, it is considered that the existing and proposed landscaping will soften the appearance of the development when viewed from neighbouring properties and prevent any overbearing impact.

With regard to disturbance as a result of construction operations, it should be noted that the proposed development is small-scale and would not be anticipated to take an excessive amount of time to complete. Construction operations would be temporary and any associated disturbance would end once complete.

The proposed development of five dwellings would not generate excessive levels of vehicular movements. Furthermore, the properties immediately adjacent to the access point have 1.8 metre high close-boarded timber fencing running along their side boundaries which provide screening of the private drive. No. 13 has no windows in its side elevation facing the access point and no. 14 has a door at ground floor and a non-habitable window at first floor; this property also has a driveway running along its northern side further separating the dwelling from the access road. Proposed landscaping along the eastern boundary of the site will provide screening between the internal access road and the neighbouring properties. It should also be noted that the site sits within an existing residential area where vehicular movements to and from dwellings occur. On this basis it is considered that the proposed development will not result in unacceptable noise and disturbance as a result of vehicle movements to and from the proposed dwellings.

Conditions are recommended by Environmental Health which require noise attenuation measures to be incorporated into the proposed development, including details of acoustic screening and double-glazing to all dwellings. The request for these conditions is considered reasonable as they will ensure that the potential for noise disruption arising

from the industrial estate to both neighbouring properties and the occupants of the proposed dwellings will be mitigated in this case.

For the reasons set out above it is considered that the proposed development would not result in any unacceptable loss of amenity to neighbouring residential properties.

Highway safety

Concerns have been received relating to the increase in vehicular traffic as a result of the development and the impact on highway safety. These concerns also relate to the narrow width and limited visibility of the access off Almond Grove. The proposed development is of a relatively small scale, being for five dwellings, and as such is not anticipated to generate significant additional vehicular traffic. Each of the proposed dwellings has been provided with a minimum of two off-street parking spaces along with garaging; therefore the development will not result in significant additional on-street parking in the area.

The access point into the site from Almond Grove is narrow. The council's Highways department has been consulted on the application and has confirmed that the development proposed is acceptable in principle as the traffic generation from such private driveways is light. The access is considered to be suitable to serve a private driveway. However, Highways have confirmed that there is insufficient width to serve an adopted highway and as such the maximum number of dwellings that can be served by this access point is five, as proposed. On this basis the council's Highways team has raised no objection to the proposed development subject to conditions.

Therefore it is considered that the proposed development, due to its small scale and subject to the recommended highways conditions, will not have a harmful impact on highway safety in the area.

Flood risk/drainage

The application site is located within flood zone 2/3a of the North Lincolnshire Strategic Flood Risk Assessment and as such is at risk of flooding. Paragraph 100 of the National Planning Policy Framework states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

The applicants have provided a robust Flood Risk Assessment (FRA) as part of their submission. The Environment Agency has been consulted on the application and the submitted Flood Risk Assessment and has raised no objection to the proposed development subject to a condition requiring works to be carried out in accordance with the submitted FRA. On this basis, subject to the recommended condition, it is considered that the proposed development is safe from flooding.

A search of available sites within Brigg has been carried out and no sites have been found which could accommodate the development, are reasonably available and are at a lower risk of flooding. With regard to wider sustainability benefits, the proposed development makes productive use of previously developed land and supports the viability of a market town. Therefore the proposal is considered to provide wider sustainability benefits that

outweigh the risk of flooding and as such the development is considered to pass the sequential and exceptions tests with regard to flooding.

The council's drainage team has been consulted on the application and has raised concerns that the submitted FRA was not acceptable as it did not consider all sources of flooding, they also suggest that SUDS should be considered as part of a drainage scheme on site. Following this response an expanded FRA has been submitted which now covers the different sources of flood risk to the site. A condition has been recommended that will require an acceptable drainage scheme to be submitted and agreed prior to development commencing; this condition will address the concerns raised by the drainage team and secure an acceptable foul and surface water drainage scheme.

Other matters

Concerns have been received from neighbouring properties that the proposed development will result in depreciation of house prices in the area. This is not a material planning consideration and as such cannot be given weight in the determination of this planning application.

Conclusion

It is considered that the proposed residential development of the site will not have an unacceptable impact on the character of the area, highway safety or the amenity of neighbouring residential properties. Furthermore, the development will make effective use of a brownfield site and supports the vitality of a market town. On this basis it is considered that the proposed development is acceptable and that the benefits of the development will outweigh any adverse impacts.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for a commuted sum of £2,990.78 towards enhancing and improving the adjacent Almond Grove play area, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management upon completion of the obligation; and**
- (iii) the permission so granted be subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 4119-1, 4119-2, 4119/3, 4119/4 and 4119/5.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

5.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

6.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To enhance the appearance of the development in the interests of amenity.

7.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

9.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

10.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts

- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

13.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

14.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

15.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment by Haigh Huddleston Associates, October 2015. In particular:

- the finished floor levels of the proposed houses shall be a minimum of 300 millimetres above the existing ground level and above a level of 3.1 metres above Ordnance Datum
- the proposed dwellings shall have a minimum of two storeys.

The mitigation measures shall be fully implemented prior to occupation and shall subsequently remain in place.

Reason

To reduce the risk of flooding to the development and future occupants.

16.

No development shall take place until details of acoustic screening have been submitted to and approved in writing by the local planning authority. The approved acoustic screening shall be installed prior to the occupation of the first dwelling on the site and shall be retained thereafter.

Reason

To minimise the potential for noise nuisance on the occupiers of the dwellings in accordance with policy DS1 of the North Lincolnshire Local Plan and to reduce any corresponding detrimental impact on nearby businesses.

17.

No development shall take place until details of the double-glazed units to be installed in the dwellings, including trickle ventilation, have been submitted to and approved in writing by the local planning authority. The approved windows shall be installed in each dwelling prior to its occupation.

Reason

To minimise the potential for noise nuisance on the occupiers of the dwellings in accordance with DS1 of the North Lincolnshire Local plan and reduce any corresponding detrimental impact on nearby businesses.

18.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health

- property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

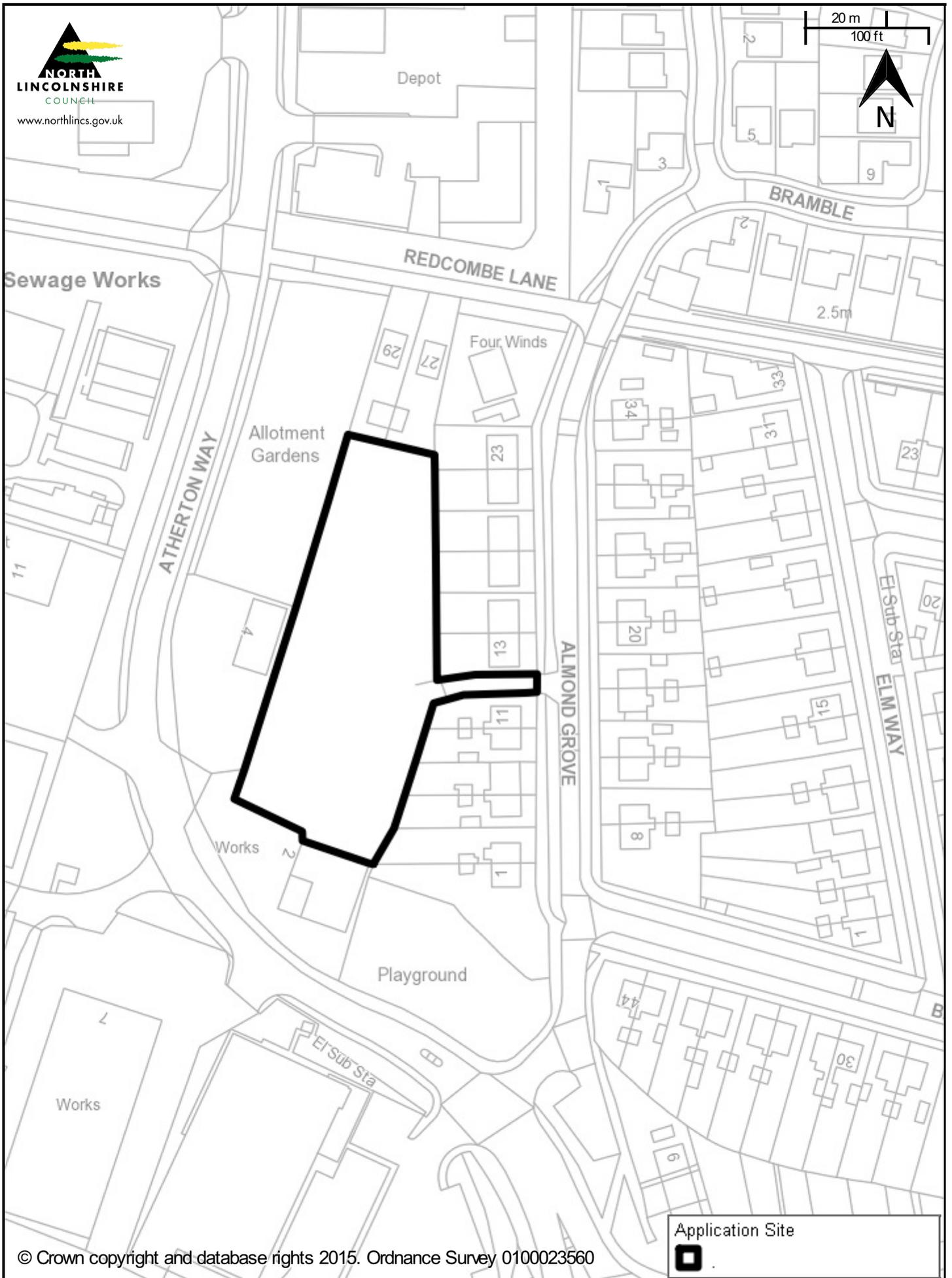
Informative 2

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 3

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Application Site


PA/2015/0917 Proposed elevations - Not to scale



PA/2015/0917 Proposed Site Layout - Not to scale

