

Development Management Sub Committee

Wednesday 13 April 2016

Application for Planning Permission in Principle 15/02515/PPP

At 501, 505 Lanark Road West, Edinburgh, EH14 7AJ

Demolition of 2 existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West.

Upgrading of existing access drive with associated works and erection of 4 new build detached houses with associated garages and landscaping (as amended).

| | |
|---------------|----------------------|
| Item number | 7.1(a) |
| Report number | |
| Wards | A02 - Pentland Hills |

Summary

The proposal is acceptable in principle and is a compatible use for this site. The plot layout is compatible with the surrounding area and will not adversely affect the character and appearance of the conservation area. There are no road safety issues arising from the proposal. The proposal complies with the Development Plan and Non-Statutory Guidance. The proposal is acceptable subject to the attached conditions and there are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LPRW, RWE1, RWE15, RWE16, RWE22, RWE30, RWE35, RWE36, RWE41, RWE42, RWE45, RWE46, RWH3, RWH5, RWH6, RWTRA1, RWTRA2, RWTRA4, LDPP, PLDP30, NSG, NSGD02, OTH, CRPBAL,

Report

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Demolition of 2 existing houses, associated garages and
outbuildings at numbers 501 and 505 Lanark Road West.
Upgrading of existing access drive with associated works
and erection of 4 new build detached houses with
associated garages and landscaping (as amended).**

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is irregular in shape, approximately 0.94 hectares in size and lies on the south west corner of the junction of Bridge Road with Lanark Road West. Currently the site is occupied by two houses, one is a single storey dwelling house facing Lanark Road West (501) and the other is a single storey dwelling situated further into the plot (505). Two single storey outbuildings are also located within the site. To the south of the application site there is a single storey dwelling house at 507 Lanark Road West and open land beyond. To the west there are two dwellings built in the front garden of 511 Lanark Road West.

The site is on a prominent approach to Balerno from the city. The ground level rises gently from the north to south and drops to the east. A traditional stone wall fronts the road along the northern and eastern boundaries. The site is accessed by a driveway leading from Lanark Road West which serves the property to the rear at No. 507 Lanark Road West and a driveway which serves No 501 Lanark Road West. There are a number of trees on the site including a substantial belt of trees along the driveway to No 507 Lanark Road West. Within the site there is a mature beech hedge exceeding two metres in height and numerous fruit trees. On the eastern boundary there are mature trees and hedging.

The site is adjacent to an Area of Outstanding Landscape Quality and Green Belt.

This application site is located within the Balerno Conservation Area.

2.2 Site History

Western part of the Site

1 October 2003 planning permission was refused for the erection of three dwellings (application reference 03/02028/FUL).

2 October 2007 planning application for the erection of three dwellings was abandoned (application reference 04/01300/FUL).

2 October 2007 planning application for the demolition of one existing dwelling was abandoned (application reference 04/01300/CON).

Whole site

4 June 2008 a proposal for the demolition of two houses, erection of four split level three storey houses, six three storey houses, nine three storey flats and the improvement of the existing access and construction of new site access was refused (application reference 08/00571/FUL).

7 March 2013 a proposal to demolish the two existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West, formation of a new access drive with associated works and the erection of eight new build detached houses with associated detached garages and landscaping was withdrawn (application reference 11/03316/FUL).

7 March 2013 a proposal for the demolition of two existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West was withdrawn (application reference 11/03317/CON).

27 February 2014 planning permission refused to erect six new build houses (as amended) on the basis that the design, scale, mass and layout of the proposal does not respect the established character of the area and the easternmost vehicular access with its limited sightlines in close proximity to a traffic control point would have a detrimental effect on road safety (13/00181/FUL).

14 August 2014 The Scottish Ministers dismissed an appeal for the erection of six new build houses on the basis that the opening in the wall would alter the character of the street and introduce a higher density of development in place of the existing villas. The proposed access to serve three houses would be an intensification of use. (PPA-230-2123).

August 2015 Conservation Area Consent currently pending consideration for the complete demolition of the two houses (15/02588/CON).

Main report

3.1 Description Of The Proposal

Scheme 2

The application is for planning permission in principle for 4 detached houses on the site. The site plan shows the size of each plot size and are as follows:

Plot 1

1403 square metres.

Plot 2

1583 square metres.

Plot 3

2196 square metres.

Plot 4

2921 square metres.

Access and Parking

Access to plots 1,2 and 4 are by way of the existing shared vehicular access from Lanark Road West. Plot 3 will be solely accessed from the existing driveway located to the east of the site on Lanark Road West.

Two new pedestrian accesses will be formed in the stone wall on the Lanark Road West elevation. The openings will measure 1 metre in width and will have a small timber gate. This will access plots 1 and 2 with plot 3 using the existing pedestrian access on the corner of Lanark Road West and Bridge Road.

Each of the properties will have garages and driveways and the development will provide four visitor parking spaces. No details of the surface materials have been provided.

A tree survey has been submitted detailing that 38 trees are to be removed and 65 trees retained within the site.

Scheme 1

The existing access point to the east of the site was to serve plots 3 and 4.

Supporting Statement

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards online services:

- Access and Design Statement;
- Landscape Appraisal;
- Tree Survey;
- Ecology Report; and
- Stage 2 Road Safety Audit.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the proposal is acceptable;
- b) the proposal adversely affects the character and appearance of the conservation area;
- c) the proposal will not have an acceptable impact on protected species and trees;
- d) the proposal provides acceptable amenity levels and or adversely affects neighbouring residential amenity;
- e) the proposal will have an adverse impact on traffic, road safety and parking;
- f) the proposal raises any drainage or flooding issues;
- g) the proposal has any implications for archaeological remains;
- h) the proposal raises any equalities or human rights issues; and
- i) representations raise issues that require to be addressed.

a) Principle

The site contains two dwelling houses and lies within the settlement boundary where housing developments are supported provided they accord with other local plan policies. The proposed use is acceptable in principle.

The demolition of the existing structures is assessed in detail in the Conservation Area Consent under consideration. This report concludes that the demolition of the proposed structures will not have a detrimental impact on the character and appearance of the conservation area.

This application is assessing the principle of creating four houses, their plot locations and associated access.

b) Character and Appearance of the Conservation Area

The Balerno Conservation Area Character Appraisal describes the site as being within the open approach to the village as opposed to the tightly knit old village centre. *From the west, there are large villas set in garden grounds with high stone walls. These elements hide Balerno from the main road and create a rural approach to the village.* Bridge Road is channelled by high stone boundary walls with the mature trees and open fields giving a sense of a wooded drive to the village despite the presence of the high school building. The stone walls and buildings mark the junction to the village creating a sense of a gateway to a country estate and providing a clear separation to the village from the development along Lanark Road West. The site lies within the approach area to the village and here there is no consistent building type or architectural style. However, the more modern developments are generally of lower quality non-traditional materials. The site is at the junction of busy main roads which provides access to the village. The character appraisal recognises that recent interventions have failed to reinforce the character of the conservation area and that it is important that new development should respect the historic, architecture and natural character of the area. The character appraisal stresses the need for new development to take cognisance of the original character of the area in order to reinforce its character and improve its setting.

The conservation area is characterised by houses of various architectural styles set within large grounds. The historical maps demonstrate No 501 was constructed post 1938 and No 505 post 1960's and whilst these buildings are not unattractive, when viewed within their setting and context they are not of any importance to the character and appearance of the conservation area. However, the application site is set within mature landscaping and characterised by a high stone boundary wall enclosing the application site on Lanark Road West and Bridge Road. This makes an important contribution to the setting and character of the conservation area.

The proposed four house plots are generous in their size and will continue the established spatial character of the area. The density of development is appropriate for the site allowing detached properties to be accommodated within the plots along with an appropriate quantity of private amenity space that will not be detrimental to the character and appearance of the conservation area.

The final design and elevations including proposed materials are to be considered as part of an AMC application, a suitable condition has been attached in respect of this.

The boundary wall is an important feature of this site. The additional two pedestrian access points proposed are appropriate in their size and position and are not uncharacteristic to this area. They will not be detrimental to the character and appearance of the conservation area.

The proposal complies in full with Rural West Edinburgh Plan Policy E35 and E36.

c) Protected Species and Trees

An Ecological Assessment was undertaken and submitted. No further surveys or action is required in terms of the habitats found on site. There was no evidence of bats roosting locally. No badger setts or any evidence of badger activity was found in the survey area.

RWELP E15 and Policy Env 12 of the Second Proposed Plan seeks to protect trees that are worthy of retention. A tree survey has been submitted as part of the application. The proposal will result in the loss of thirty eight trees to accommodate the proposed plots with the sixty five trees being retained. The proposal includes new tree planting and landscaping and it is considered that the replacement planting will compensate for the losses. The trees are important to the landscape setting of this site and any removal has been kept to a minimum to ensure this will not have a detrimental impact on the character and appearance of the conservation area. An appropriately worded condition has been added to ensure replanting is undertaken to compensate for the losses. It is also recommended that the further detailed landscaping plan is submitted as part of the AMC application, a suitable condition has been added in respect of this.

The proposal complies with RWELP policies E15 (Trees - Development Impact) and E22 (Nature Conservation - Protected Species).

The proposal is acceptable with regard to its impact on trees and protected species.

d) Residential Amenity

Planting and mature hedging provides a boundary between the application site and the neighbouring property at No 507. Privacy, daylight and sunlight will be assessed in detail at the AMC stage. However, the plot sizes are sufficiently large as to allow reasonable levels of amenity for neighbouring residents and future occupiers.

e) Traffic, Parking and Road Safety

Adequate parking and visitor parking can be accommodated within the site.

Access to plots 1,2 and 4 will be taken from the existing access currently shared with 507 Lanark Road West and Plot 3 will use the existing single access to the east of the site. The accesses proposed are considered acceptable to serve these properties. A Road Safety Audit was also submitted with the application. There are no objections from Transport to the proposed development.

Cycle parking can be accommodated within building plots as required and will be addressed as part of the AMC application.

f) Drainage and Flooding

No information has been submitted with this application and a condition has been attached requiring a surface water management plan to be submitted as part of the AMC application. The previous application for this site was acceptable in terms of the drainage. Therefore it is likely the reduced number of houses proposed as part of this application will not raise any further issues.

g) Archaeology

The site has been identified as having possible archaeological interest and a condition requiring an investigation prior to any work commencing on site has been added in respect of this.

h) Equalities and Human Rights

The proposal raises no equalities or human rights issues.

i) Representations

Material representations – Objection

- Overdevelopment of the site - assessed in section 3.3 (b).
- not enhance the conservation area - assessed in section 3.3 (b).
- loss of trees - assessed in section 3.3 (c).
- Road safety issues - assessed in section 3.3 (e).

Community Council

Balerno Community Council did not request to be a statutory consultee but it objected on the following grounds:

- oppose the building of additional houses within existing gardens in the conservation area. - assessed in section 3.3 (b).

Conclusions

The proposal is acceptable in principle and is a compatible use for this site. The plot layout is compatible with the surrounding area and will not adversely affect the character and appearance of the conservation area. There are no road safety issues arising from the proposal. The proposal complies with the development plan and non-statutory guidance.

The proposal is acceptable and there are no material considerations which outweigh this conclusion subject to the following conditions on flooding, detailed design, archaeology.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Before any work on the site is commenced, details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submissions shall be in the form of a fully detailed layout and shall include detailed plans, sections and elevations of the buildings and all other structures.

Approval of Matters:

- existing and finished ground and floor levels in relation to Ordnance Datum;
 - design and external appearance of buildings, open space, and other structures;
 - height, massing and siting;
 - boundary treatments (overall site and individual plots);
 - road layouts, alignment and access arrangements, including amendments to adopted roads and footways;
 - car and cycle parking;
 - Sustainable Urban Drainage Systems (SUDS);
 - waste management and recycling facilities;
 - full details of sustainability measures;
 - landscaping comprising;
 - i. hard and soft landscaping plan;
 - ii. any proposed works to existing trees and tree protection measures; and
 - iii. any earthworks.
2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
 3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on the building or landscape area on which the material is to be used; Note: samples of the materials may be required.
 4. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 " Trees in relation to design, demolition and construction".

Reasons:-

1. In order to enable the Head of Planning to consider this/these matter/s in detail.
2. In order to safeguard the interests of archaeological heritage.
3. In order to enable the planning authority to consider this/these matter/s in detail.

4. To ensure no damage is caused to the existing trees during demolition and development operations.

Informatives:-

It should be noted that:

1. a) Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.
1. b) The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The applicant should note that any future move to seek adoption of the access will require separate application for road construction consent and work to bring it up to an adoptable standard.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 3 July 2015. A total of 19 letters of representation has been received. Ten of these were received when neighbour notification was first undertaken in June 2015; a further nine of these were submitted when further notification was undertaken on the 30 November after amended information was submitted.

Representations were received from neighbouring residents and Balerno Community Council.

The main grounds of objection are as follows:

- Road safety issues.
- Overdevelopment of the site.
- not enhance the conservation area.
- loss of trees.

Background reading/external references

To view details of the application go to;

- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The proposal lies within the Settlement Boundary of Balerno in the Rural West Edinburgh Local Plan.

Date registered

23 June 2015

Drawing numbers/Scheme

01-03,

Scheme 2

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy E1 seeks to prevent development which would be inconsistent with local plan objectives for sustainable development.

Policy E15 seeks to ensure the survival and retention of healthy mature trees as part of development proposals. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

Policy E16 promotes the protection of significant individual trees, tree groups and shelter belts through Tree Preservation Orders. No new development shall be sited within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Through its Urban Forestry Strategy, the Council will promote and support additional woodland planting, promote the enhancement of existing woodland and to ensure the sympathetic integration of new trees in woodlands, particularly in Areas of Great Landscape Value where there will be a presumption against large scale coniferous afforestation.

Policy E22 says that development proposals which have the potential to harm a protected plant or animal species or its habitat will not be permitted unless the protection of species can be secured through the appropriate design and construction methods.

Policy E30 says that any planning application affecting a site of archaeological significance will require an archaeological field evaluation to be undertaken in consultation with the Council's Archaeologist.

Policy E35 states that developments in Conservation Areas will only be permitted where all features which contribute to the special character and appearance of the areas are retained.

Policy E36 states that Development proposals in a conservation area should take into account the area's special interest and how its character and appearance may be preserved or enhanced.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy E45 says that as a general principle all new residential and business development should be designed to avoid or manage any threat to susceptible properties from a 200 year flood.

Policy E46 states that planning applications should demonstrate that proposals will not result in a significant increase in surface water run-off relative to the capacity of the receiving water course in flood risk areas.

Policy H3 supports the development of housing on infill sites within the built-up areas provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses or is detrimental to the character and amenity of the area.

Policy H5 states that all new housing should harmonise with and reflect the character of its surroundings and should adhere to the criteria set out in the policy.

Policy H6 says that development which would significantly damage residential amenity will not be permitted in residential areas within the defined settlement boundary.

Policy TRA1 says that development with the potential to generate significant levels of personal travel should be located on sites which minimise the need to travel and are easily accessible by foot, cycle or public transport.

Policy TRA2 states that proposals will not be permitted where it would have an unacceptable impact on the existing road network; public transport operations; air quality; road safety, residential amenity and walking and cycling.

Policy TRA4 says that development proposals should make specific provision for the needs of cyclists and pedestrians and provide convenient and safe access to existing or proposed networks where practicable.

Relevant policies of the Proposed Local Development Plan.

Second Proposed LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Other Relevant policy guidance

The Balerno Conservation Area Character Appraisal emphasises the predominance of vernacular buildings within the conservation area, the consistency in the use of traditional building materials, the substantial green setting giving a rural appearance, and the wide range of uses and which result in a self-contained village character.

Appendix 1

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Consultations

Roads Authority Issues

Updated response November 2015

Further to my memorandum of 15 July 2015, I confirm that Transport has no objections to the proposed development shown on Dwg.07-126(PL)402) Rev. A, subject to the following being included as conditions or informatives as appropriate:

- 1. The Council would normally expect an access serving 3 or more properties to be subject to separate application for road construction consent and to be brought up to an adoptable standard. However, Transport is content that pedestrian access to two of the three properties is served directly from Lanark Road West. These are Plots 1 and 2 on drawing (PL)402. Transport is therefore prepared to waive the requirement for road construction consent in this case;*
- 2. The applicant should note that any future move to seek adoption of the access will require separate application for road construction consent and work to bring it up to an adoptable standard.*

July 2015

I would be pleased if the application could be continued.

Reason:

- 1. As previously advised the east access (existing) is currently redundant and has not been in use for some time as a vehicle access point. However it is recognised that the existing property could be refurbished and the residents could use the existing vehicular access without any approval being required by the Council. Therefore we would be willing to accept a proposal that had one property being served from the east access with the other 3 from the west access;*
- 2. The Council as Roads Authority will normally expect to adopt for maintenance a "road" which serves three or more dwellings. A Road Construction Consent (RCC) is required where 3 or more dwellings are proposed:*

3. *The applicant will have to demonstrate that the visibility at the west access can be met as this is currently a driveway and not an access.*

Archaeology

Further to your consultation request and subsequent meetings I would like to make the following comments and recommendations in regard to these linked applications for the demolition of 2 existing houses, associated garages and outbuildings, upgrading of existing access drive with associated works and erection of 4 new detached houses with associated garages and landscaping.

The site lies across the eastern limits of the historic grounds associated with Ravelrig House situated overlooking the Water of Leith to the west of the site. The estate of Ravelrig first appears in charters dating to 1454, though its origins however may date back to the mid-14th century when its twin estate Pilmuir is first mentioned in the Register of the Great Seals. Archaeological work undertaken as part of the redevelopment of Ravelrig House by Addyman Archaeology & EASE between 2002 & 2005 established that historic core of Ravelrig House dates to the late-16th/ early-17th centuries.

Accordingly the site has been identified as occurring within an area of archaeological significance and this application must be considered under terms of the Scottish Government's Scottish Planning Policy (SPP), PAN2/2011 and Scottish Historic Environment Policy (SHEP) and also CEC's Rural West Edinburgh Local Plan policies E30 & E35.

As stated the site overlies the eastern limits of the designed grounds associated with the historic post-medieval Ravelrig House. As such the site should be regarded as an area of archaeological interest with a potential for containing important remains regarding the development of this important estate. Ground breaking activities undertaken as part of this development (e.g. demolition, construction, landscaping and service works) therefore are likely to have an archaeological impact, one which however is considered to be on the whole moderate to low. Nevertheless it is considered essential that a programme of archaeological works are undertaken prior to development in order that any significant archaeological remains are fully excavated and recorded where preservation in situ is not possible.

In essence this will see a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site. The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the protection and/or the excavation and recording of any surviving archaeological remains during subsequent phases of development.

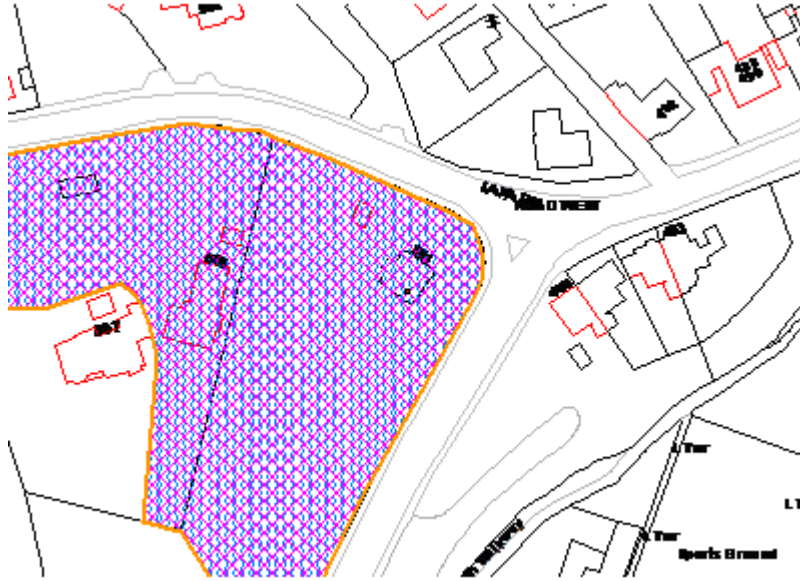
In addition the site's stone boundary walls appear to have been constructed in part from reused masonry (an inscribed stone with the numerals 2 & 8 either side of a vertical incision, the base of an arrow?, was noted adjacent to the car entrance). Accordingly it is recommended that these walls are surveyed prior to development in order to record any significant masonry and also to formulate a mitigation strategy for their conservation/protection.

It is recommended that the above programmes of archaeological work are secured using the following condition;

'No demolition nor development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, conservation, historic building recording, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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