

# **DEVELOPMENT BRIEF**

## **Amber Valley Borough Council**

### **Hands Road, Heanor**

#### **1 Introduction**

1.1 This Development Brief is published to guide potential developers in the redevelopment of Hands Road, Heanor. The site is owned by the Council, and forms the residue of the redeveloped Leisure Centre and a Council depot. Its extent and location is indicated on Plan 1.

1.2 The Council wishes to promote this site as an exemplar in sustainable development. It is intended to market the site with a requirement to provide environmentally sensitive development.

1.3 The Council is also committed to improving the urban environment in the Borough and positively encourages initiatives to improve design and create places of identity and security. Potential developers are therefore required to instill the basic principles in urban design into this project to create more attractive living environments as well as delivering a sustainable development.

1.4 The Council has resolved to bring this site forward for development and it is now for potential developers to clearly demonstrate that they are prepared to play their part in creating a successful urban environment by consideration of the following. It is recommended that potential developers enter into discussion with the Council at an early stage and prior to the submission of a planning application.

- a) A design framework, which is safe, direct and attractive for all users. Layout should no longer be determined primarily by access considerations. The Council will expect the use of innovative movement solutions. Successful environments are those designed at the human scale with the needs of pedestrians in mind
- b) The Council will encourage the creation of mixed communities utilising a range of dwelling types and tenures.
- c) Design layouts should provide for a coherent structure that interlinks open spaces with built forms and generates good, well observed and safe routes of movement. Layouts should seek to maximise privacy, create street scene interest by the juxtaposition of buildings utilising varied building formats and set backs, establish building “champions” at prominent vistas, create a general feeling of safety and community, reduce the dominance of motor vehicles and reduce the visual impact of car parking
- d) The need for private space should not be ignored. Building orientation, boundary treatments and the avoidance of overlooking are key. Raising

housing densities should not lead to a lowering of qualitative private space standards.

- e) High quality and relevant hard and soft landscaping are vital components of successful urban design. The Council will pay particular attention to the detail of schemes in assessing their acceptability. Strong tree planting and the protection of a corridor link to the Park will be important elements of the design
- f) Building materials should be of high quality and sympathetic to local vernacular. Brick, stone, render and contemporary materials are all evident in the locality.
- g) Sustainable Development is central to good Urban Design and the Council will need to be satisfied that such will result. In this case it will be a requirement for the development to achieve level 5 of the Code for Sustainable Homes and all Lifetime Homes Standards.

## **2 Planning Policy**

2.1 The Amber Valley Borough Local Plan was adopted in April 2006 and establishes the local planning framework for development of the site, together with relevant adopted Supplementary Planning Documents (SPDs). Development will also need to have regard to national, regional and county level planning policies and guidance. The following Local Plan policies, national and regional policies and national and local advice will need to be considered:-

### **Relevant National Government Guidance:**

PPS1	Delivering Sustainable Development
PPS1 (Supplement)	Planning and Climate Change
PPS3	Housing
PPS9	Nature Conservation
PPG13	Transport
PPG16	Archaeology and Planning
PPG17	Planning for Open Space, Sport and Recreation
PPS22	Renewable Energy
PPS23	Planning and Pollution Control
PPG24	Planning and Noise
PPS25	Development and Flood Risk

### **Relevant Draft RSS8 Policies:**

Policy 1	Regional Core Objectives
Policy 3	Promoting Better Design
Policy 15	Regional Priorities for Affordable Housing
Policy 28	Priorities for Enhancing the Region's Biodiversity

Policy 38	Regional Priorities for Energy Reduction and Efficiency
Policy 46	Regional Car Parking Standards

**Relevant Current RSS8 Policies:**

Policy 1	Regional Core Objectives
Policy 4	Promoting Better Design
Policy 18	Regional Priorities for Affordable Housing
Policy 28	Priorities for Enhancing the Region's Biodiversity
Policy 40	Regional Priorities for Energy Reduction and Efficiency
Policy 47	Regional Car Parking Standards

**Relevant Saved Policy of the Joint Structure Plan (saved until the adoption of the new RSS):**

Housing Policy 9	Amber Valley Borough
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**Amber Valley Borough Local Plan**

**Relevant Adopted Local Plan Policies:**

LS1	Sustainable Development
LS2	Community Safety
LS3	Design
LS4	Accessibility
LS5	Provision of Infrastructure and Community Benefits in Conjunction with Development
H3	Housing Development
H10	Affordable Housing
H12	Quality and Design Of Housing Development
TP1	The Impact Of Development On The Transport Network
TP2 and TP3	Walking and Cycling
TP6	Car Parking
EN36	Use of Renewable Energy Resources
LC1	Provision for Outdoor Playing Space
LC2	Children's Play Areas
LC3	Playing Fields, Parks and Informal Open Spaces

**Relevant Supplementary Planning Documents (SPD):**

Residential Development - October 2007  
 Provision of Affordable Housing through the Development Process – April 2007  
 Development and Recreational Open Space – October 2007  
 Design for Community Safety – October 2007

**Other Relevant Plans and Strategies:**

Amber Valley Housing Strategy  
 Amber Valley Environment Strategy

## Community Strategy

### **Developer Provision/Contributions:**

- Affordable Housing, in accordance with the adopted SPD
- Recreational Open Space in accordance with the SPD. This will be in the form of an off-site contribution towards improvements to Heanor Memorial Park, the provision of a new access to it through the site from Hands Road and facilities for young people.
- Education facilities
- Highway/access improvements - see Section 4

### **3 Site Characteristics**

3.1 The site is located on the southern side of Hands Road, Heanor approximately 0.5km to the Town Centre. To the west is the recently redeveloped Leisure Centre. Heanor Memorial Park lies to the southwest. Housing bounds the southeastern site boundary, part of the northern boundary to Hands Road and along the northern side of Hands Road.

3.2 The site consists of part of the former Heanor Leisure Centre and the Council's Depot with an area of permanent & temporary buildings/ structures, planted and open land. There are a number of mature trees within the site and areas of denser planting. The site levels vary considerably. An informal footpath passes through the wooded southeastern limits of the site linking onto the footpath network between the Memorial Gardens and the site itself (shown hatched on Plan 1)

### **4 Transportation Issues**

4.1 The primary vehicular access to the site will be achieved from the sites frontage onto to Hands Road.

4.2 A Transport Assessment will need to be submitted with any future planning application, to demonstrate the impact of traffic on the highway network. Any requirements for on or off site highway improvement will need to be included in the overall scheme of development.

4.3 The site frontage to Hands Road is restricted in length and located on the inside of a bend, with a number of mature trees lining its length. Adequate standards of junction visibility will need to be achieved and detailed designs will need to be based on a topographical survey and with the aid of vehicle speed-readings to assess visibility requirements.

4.4 The design of the site will need to take into consideration the significant level differences and the need to provide for the disposal of highway surface water through a positive, gravity-fed system.

4.5 Road layouts should meet the satisfaction of Derbyshire County Council but should not dictate the layout of the development. The layout should consider the influences of urban design. In this context the Council anticipates a highway hierarchy and design that give priority to pedestrian and reduces traffic speeds. “Home Zones” and the introduction of changes in priority and virtual narrowing measures are seen as important facets of any design. Tight corners with restricted sight lines can have a major traffic calming effect.

4.6 Pedestrian permeability should be maximised and a safe and attractive environment created. The juxtaposition of buildings and their relationship with highway junctions and access points can have a major bearing on creating a safe environment. Further guidance is offered in the Council’s adopted Supplementary Planning Document, ‘Design for Community Safety’.

4.7 A parking strategy needs to be incorporated within the overall design that seeks to reduce the overall parking provision, dilutes the harmful visual impact of parking and creates small well lit parking areas that benefit from maximised natural surveillance. Where curtilage parking is proposed, partial screening should be introduced to reduce the visual impact on the street scene. Parking should accord with the Borough Councils adopted Supplementary Planning Document, ‘Residential Development’.

4.8 High quality and varied surface treatments are essential components in creating a quality environment and early discussions on these matters are advised.

4.9 Pedestrian and cycle accesses will be required throughout the site. All routes should be convenient, fit for purpose, attractive, safe and comfortable in their quality and width. The site offers an opportunity to maximize pedestrian access onto an existing footpath network.

## **5 Design, Materials and External Appearance**

5.1 Detailed design is where the identity and quality of a place is finally won or lost. This site provides the perfect opportunity for good urban design. The environmental requirements should be reflected in the form, scale and elevations to provide high quality, innovative and unambiguously 21<sup>st</sup> century homes. High priority will be placed on creating an interesting and varied layout supplemented with a high standard of hard and soft landscaping, especially along main routes.

5.2 At a more detailed level, the proposed layout will need to take account of the local climatic conditions including natural daylight, sunlight and prevailing winds in consideration of the amenity of future occupiers. This will also provide an element of sustainability to the scheme by way of energy saving (see section on Sustainable Development). In addition it will be a requirement of the sales contract that any future development achieves Level 5 of the Code for Sustainable Homes and all Lifetime Homes Standards.

5.3 It is important that the development is designed to limit the potential for crime. Housing layouts and the position of pedestrian routes all need to consider the need to minimise crime and disorder. Places can be made safe and welcoming without creating sterile environments. Thought needs to be given to such issues in consultation with the Police Architectural Liaison Officer at a very early stage of the detailed planning of the development.

5.4 All communal and public areas will need to be designed to allow for natural supervision. Development will be designed to create a definite distinction between the public realm and private space where areas of ownership will be distinct, providing defensible spaces.

5.5 Any shared parking courts and garages should be designed so that they are small in scale and well related to dwellings providing natural surveillance, or secured by other means, such as secure gates across entries. Single developments should incorporate crime prevention measures such as burglar alarms; secure doors, lockable windows and gates as standard fixtures. The Council's Supplementary Planning Document dated October 2007 offers further help.

5.6 Components of the street scene including signage, lighting, walls and railings, parking and seating shall be considered with the overall design and layout of the development. Litter and dog bins shall be designed as part of the whole scheme and shall contribute towards the layout and design of the street furniture. Lighting will be a key element that will ultimately contribute towards the creation of a quality development with security as an integral part. The emphasis should be on good detail, thoughtful design and high quality that add to the overall quality of the public realm. It should create distinctiveness and stimulate a commitment from all to the future maintenance of the site to high standards.

5.7 Close-boarded fences will not be acceptable where they would be visible in the street scene. On corner plots or on prominent roadside locations the Council will require well-designed brick walls. The use of metal railings/ hedges to house frontages supplemented with high quality landscaping will be encouraged.

5.8 The site contains buildings, trees and vegetation. The developer is advised to undertake an ecological survey to determine the presence of protected species and other important biological features. The Council will require a landscape and ecological survey to be undertaken prior to any development on site. These surveys will need to be submitted with the planning application. (See Para 8.2).

5.9 The Council seeks the sub-division of the site area into "zones" in order to create a community with its own distinct 'sense of place'. A sense of arrival at the site's main "gateway" and entrance point on Hands Road is also encouraged. A range of densities shall be applied across the site to introduce variation and diversity. This will give rise to various design solutions, house types and grouping of buildings.

5.10 The development of this site may require the construction of bespoke dwellings to take account of the challenge of the sites levels, trees and other constraints. The full extent of the area can only be assessed once a levels survey has been undertaken in conjunction with the submission of tree cover, and landscape profiles.

5.11 There is a unique opportunity to take advantage of the setting of the Memorial Park by fronting dwellings onto it creating a pleasant outlook for occupiers and creating natural surveillance of the open space.

5.12 The development should safeguard the living conditions of the neighboring housing and bungalows. Attention is drawn to the Council's Supplementary Planning Document, 'Residential Development'.

5.13 The development should seek to include focal points. Elsewhere throughout the developable area opportunities to green the urban environment, primarily within curtilage should be seized.

5.14 The layout should ensure that utility infrastructure is discretely located and forms an integral part of the overall scheme. Consideration should also be given to communal telecommunication facilities to avoid the elevations of individual properties becoming cluttered by satellite dishes.

## **6 Housing Density**

6.1 The overall density of the development will be determined by the need for retention of distinctive landscape features, constraints imposed through levels and the presence of neighboring development. This will require innovative design and a layout that takes account of the site's constraints whilst acknowledging the need to satisfy the Council's guidance relating to space about dwellings.

6.2 This is of particular importance in terms of the relationship between existing and proposed dwellings, as detailed in the adopted Supplementary Planning Document, 'Residential Development'. The Council may relax standards to some degree within the scheme to promote innovative design but protecting the amenity of existing neighboring dwellings will be paramount.

## **7 Affordable Housing**

7.1 In accordance with Policy H10 of the adopted Amber Valley Borough Local Plan, the Borough Council will require affordable housing on the site. The requirement will be for 30% of the dwellings to be affordable. There will need to be a range of dwelling types and sizes, with 90% of the dwellings being social rented and 10% shared ownership, delivered through a Registered Social Landlord. Affordable housing will be secured through a legal requirement of the

development. Further guidance can be obtained from the Borough Council's Housing Strategy Officer.

## **8 Public Open Space/Trees/Landscape**

8.1 The site enjoys a privileged location next to Heanor Memorial Park. Onsite public Open Space will not be required, but in accordance with Policies LC1-3 of the adopted Amber Valley Borough Local Plan, a commuted payment towards the provision of off-site improvements to Heanor Memorial Park and/or other facilities for young people will be required, in accordance with the Council's adopted Supplementary Planning Document, 'Development & Recreational Open Space'. This is currently based on £1417.86 per dwelling. Payment will be required on occupation of the first dwelling and will be index linked.

8.2 Prior to any development any applicant should submit a full tree survey as per BS 5837:2005 and a habitat survey to meet the requirements of the Habitat Regulations 1994 (amended August 2007).

8.3 The protection of existing landscape and ecological features are fundamental to the success of this development. The site contains a number of mature trees and other landscape features. Key features should be retained within the overall scheme and protected during the construction phase with strong fencing to conform to BS 5837:2005.

8.4 Developers should ensure that drainage and service runs respect the existing tree cover and areas of ecological interest and full details will need to be submitted with a future planning application.

8.5 Landscaping proposals should be designed to enhance the potential for nature conservation and habitat development. Wherever possible the use of native species is to be preferred.

## **9 Education**

9.1 In accordance with policy LS5 of the adopted Amber Valley Borough Local Plan a financial contribution towards the improvement of existing educational facilities within the locality. The site lies within the normal area of Langley Mill Infant, Marlpool Junior and Aldercar Community Schools. Marlpool Junior School is currently over capacity. The development is likely to generate additional pupils and on the basis of consultation with Derbyshire County Council, as the Education Authority, a minimum financial contribution of £78,935 is required. The exact sum will depend upon the final number of dwellings and payment will be required on occupation of the first dwelling.



## **10 Noise**

10.1 The site is adjacent to Heanor Leisure Centre. The pool and boiler plant rooms, fitness/aerobics/multi-use rooms and the service yard would all be adjacent to the boundary and it will be important to carefully consider the potential impact of noise emissions in this area. This could involve a formal assessment of noise emissions by a reputable acoustic consultant and/or careful consideration of the site layout to provide an adequate separation distance.

## **11 Demolition/Construction Activities**

11.1 On such a potentially large development, it will be necessary to attach conditions relating to the minimisation of noise and dust, working hours, waste disposal, control of bonfires etc. Careful consideration should also be given to the removal and disposal of any asbestos within existing buildings.

11.2 Measures will also need to be taken to avoid surface water run off onto neighbouring land and property.

## **12 Contamination**

12.1 Developers are strongly advised to undertake full surveys of all contamination prior to submission of a planning application.

12.2 Due to the proposed sensitive use for the site, and the potential for the land to have been contaminated by activities at the site, the advice given in PPS23 must be considered. The site will need to be investigated, by appropriately qualified persons and appropriate recommendations provide with regard to the need for intrusive investigations and ultimately the validation of remediation.

12.3 Attention is drawn to the drainage section of the Development Brief, which highlights additional concerns about the impact of development and ground disturbance on the water environment

12.4 Further discussions are advised at an early stage with the Council's Environmental Services department.

## **13 Nature Conservation**

13.1 There are a number of hedgerows and mature trees on site and therefore there may be protected wildlife. A survey will also be required of the vacant buildings on site, in order to establish whether there are any bats, owls or other protected species on site. The Council will require an Ecological Survey to be undertaken prior to the submission of a planning application. Such should cover habitats and species on the site and should provide an assessment of the likely impacts on these and recommendations for the avoidance and mitigation of impact and enhancement of nature conservation.

## **14 Drainage**

14.1 This site is located within Flood Zone 1, with the primary flood risk from new development being from increases in surface water runoff.

14.2 Development within this category can generate significant volumes of water and it will be necessary to demonstrate that surface water drainage arrangements will ensure that the volumes and peak flow rates of surface water leaving the developed site are no greater than the rates prior to the proposed development.

14.3 A Flood Risk Assessment will need to be submitted prior to determination of a planning application with the following minimum requirements:

- How sustainable drainage system techniques (SUDS) will be used with any obstacles to their use clearly justified.
- That it will be feasible to balance surface water run-off to the green field run-off rate for all events up to the 1 in 100 year storm (including climate change) and set out how this will be achieved.

14.4 Redevelopment of this site offers the opportunity to secure the remediation of a potentially historically contaminated area. Former activities on the site may have had the potential to contaminate the site and in accordance with national guidance set out in PPS 23, the submission of a desk top study is expected prior to determination of a planning application.

14.5 The site is located on an aquifer and development of the site may have the potential to re-mobilise contaminants. The submission of a desk top study will allow consideration to be given to the impact on the water environment and the Council's Environmental Services Officer will wish to consider impact on human health and an appropriate assessment of risk to be made. Further information may be required following intrusive site investigation.

14.6 Following the remediation of potential contaminants there should be no barriers to a Sustainable Urban Drainage Scheme (SuDS). SuDS techniques aim to control surface water run-off as close to its origin as possible, often mimicking the natural processes for undeveloped land and resulting in the continued recharge of groundwater. These systems also mitigate some of the adverse impacts of surface water discharges to receiving water bodies, such as flooding and pollution.

14.7 Drainage features that can contribute to recharging local groundwater reserves include: porous pavements, swales, storage basins and soakaways. Developers need to ensure that appropriate techniques are used in order to maintain natural patterns of drainage, without transferring pollution to groundwater. Developers should consider ground conditions and are advised to consult the Environment Agency and the Council over schemes, which may have the potential to cause pollution of groundwater.

14.8 Information on this subject is included in the document produced by CIRIA: SuDS Design Manual for England and Wales (ISBN 0-86017-522-7).

14.9 Hard standings and car parks which discharge surface water to the 'ordinary watercourse' along the boundary of the site could impact on water quality therefore pollution control measures will need to be adopted.

14.10 Severn Trent Water Ltd have indicated that development will not be allowed to proceed until details of the drainage works for both foul and surface waters have been carried out in accordance with a scheme to be agreed with the Council.

14.11 It is also recommended that future developers apply for a Drainage Enquiry to evaluate whether Severn Trent can supply water and assess whether the public sewers can take the extra capacity from the proposed development.

## **15 Sustainable Development**

15.1 As both site owner and Local Planning Authority, the Borough Council, intends to promote sustainable development and create an exemplar development for others to follow achieving level 5 of the Code for Sustainable Homes and all Lifetime Homes Standards.

15.2 The Council will expect Planning Applications to be accompanied by a Code for Sustainable Homes assessment by an assessor accredited by the Building Research Establishment (BRE).

15.3 Assistance will be given to help with the identification and application of potential grant funding. The Department of Trade and Industries provides grants through the Low Carbon Buildings Programme for the incorporation of micro generation technologies depending on the developer meeting the scheme requirements. Where the Council cannot provide the appropriate advice and assistance, we will aim to identify appropriate recognised professional sources.

## **16 Building Control.**

16.1 The Borough Council's Building Control service has detailed knowledge of managing and supervising developments within Heanor. Early contact with the Development Services Manager is suggested.

## **17 Submitting a Planning Application**

17.1 Potential developers are strongly urged to contact the Borough Council's Development Services Section before submitting a Planning Application. The Council's aim is to deal with major projects in an efficient and effective way that engages all interested parties. To assist both you and the Council in making your submission the following planning application validation requirements will be needed:

## **NATIONAL REQUIREMENTS**

Completed form (3 copies to be supplied unless the application is submitted electronically)

- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
  - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
  - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
  - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
  - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
  - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement - Including details on designing out crime and how the development will meet sustainability objectives
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

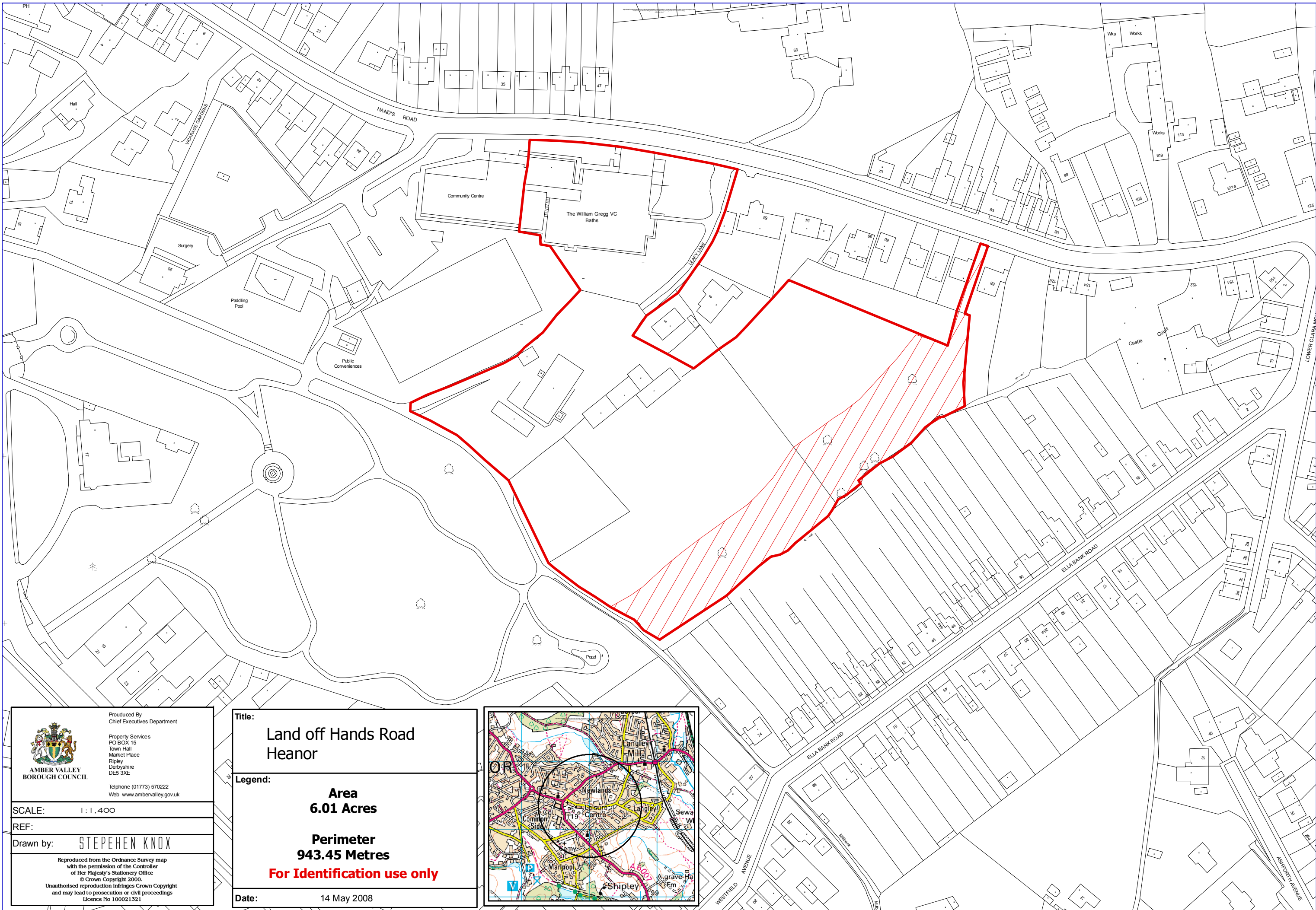
**LOCAL REQUIREMENTS** – may include some or all of the following:

- Affordable housing statement
- Biodiversity survey and report
- Daylight/Sunlight assessment

- Flood risk assessment
- Foul sewage and utilities assessment
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Transport assessment
- Tree survey/Arboricultural implications

## GLOSSARY

<b>Affordable Housing</b>	<p>Amber Valley Borough Council defines affordable housing as “...housing which can be accessed by households with an income that is below the median income of all households within Amber Valley...and households that fall into this category should not spend over 25% of their income on housing...”<sup>1</sup>, this explanation<sup>2</sup> is in accordance within the Housing Needs Survey and the Government definition of affordable housing that includes subsidised and non-subsidised housing to meet the housing needs of people unable to meet local housing costs.</p> <p>1 Amber Valley Housing Strategy 2005 - 2010 2 Amber Valley Housing Needs Survey 2004/05</p>
<b>Code for Sustainable Homes</b>	<p>The Code measures the sustainability of a new home against categories of sustainable design, rating the ‘whole home’ as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).</p>
<b>Home Zone</b>	<p>Home Zones are residential areas designed with streets to be places for people, instead of just for motor traffic. By creating a high-quality street environment, Home Zones strike a better balance between the needs of the local community and drivers</p>
<b>Informal Footpath</b>	<p>An unadopted footpath or non statutory footpath link</p>
<b>Lifetime Homes</b>	<p>A term for a dwelling which has been specifically designed to adapt as its occupants lifestyle changes</p>
<b>SUDS</b>	<p>Abbreviation for sustainable urban drainage systems. This is a term for a variety of means of limiting the run off of rainwater into the drainage system. Collection and recycling of rainwater, green roofs, and the use of absorbent materials for pathways and hard standing are among the more well known SUDS</p>
<b>Sustainable Development</b>	<p>Development that does not cause damage the environment during the construction process or during the lifetime operation and maintenance of the building. In view of current concerns about climate change, there is often an emphasis on the carbon emissions arising from the housing</p>
<b>Transport Assessment</b>	<p>A document setting out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals (proposed development).</p>



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AMBER VALLEY  
BOROUGH COUNCIL

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SCALE: 1 : 1,400

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REF:  
Drawn by: **STEPHEN KNOX**

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**Title:**  
Land off Hands Road  
Heanor

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**Legend:**

**Area  
6.01 Acres**

**Perimeter  
943.45 Metres**

**For Identification use only**

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**Date:** 14 May 2008

