

HAVANT BOROUGH COUNCIL
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Havant
BOROUGH COUNCIL

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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Crellin, Howard, Keast, Lowe, Lloyd, and Mrs Shimbart (Vice-Chairman)

Standing Deputies: Councillor David Guest, Councillor Husky Patel, Councillor Diana Patrick and Councillor Tim Pike

Relevant Ward Councillors

Councillors Gary Robinson, Inkster and Smith

Meeting: Site Viewing Working Party

Date: 12 January 2021

Time: 4.00 pm

Venue: Remote Meeting

This is a private remote meeting to enable the Councillors to familiarise themselves with a site's characteristics and request additional information to be provided prior to the meeting the Development Management Committee, where it is considered necessary to do so.

A site briefing will normally be initiated either by:

- a. The Head of Planning in advance of the Development Management Committee, in circumstances where she considers it important to understand the physical circumstances of the site, and representations of third parties (particularly where a deputation is expected), or where the application raises issues of precedent where Councillors need to understand the wider implications of any decision
- b. The submission of a Red Card and specific request to site briefing by a Councillor

c. Resolution of the Development Management Committee

The site briefing is an opportunity for members of the Committee to familiarise themselves with the site officially and have a proposal explained to them by Officers. No decision is made at a site briefing; the matter is always referred to a future meeting of the Development Management Committee for decision.

Whilst attending a site briefing it is important for members of the Committee to consider:

- a. The site layout and boundaries;
- b. Physical features and constraints including levels and orientation;
- c. The general characteristics of the site and how it relates to the surrounding area;
- d. Nearby land uses, and
- e. Any relevant transport issues affecting the site.

The site briefing should be a 'fact finding briefing' and a means of identifying issues for consideration by the Development Management Committee. It must not therefore be used as an opportunity to debate the merits of an application. There will be no opportunity to receive representations from members of the public or applicants. Members should however ask questions of the Officers present, make points and highlight certain characteristics that they can only draw to the attention of other members of the Site briefing.

The minutes of the meeting shall be published. The presentation together with supporting materials, which have not already been published on the Council's website, will be published as an appendix to the minutes of the meeting.

Any member of the site briefing who has a disclosable pecuniary interest (as set out in the Members Code of Conduct) or has formed a concluded view – in the application must disclose to the meeting the existence and nature of that interest. If a disclosable pecuniary interest or a concluded view is declared the Councillor must not take any part in the site briefing or vote on the recommendation regarding the site in question and must not be part of the meeting during the briefing.

Whilst the site briefing does not make a decision on an application or other planning matter, it is normal working practice for the briefing to make a recommendation to the Development Management Committee in one of the following forms

- a. To resolve, on the basis of the site briefing and information available at the time, that the site briefing does not wish to draw to the attention of the Development Management Committee any additional matters, OR
- b. To resolve on the basis of the site briefing and information available at the time, that the site briefing would wish that the Development Management Committee to consider the following matters in addition to those detailed in the Head of Planning report before making a decision:
 - 1. the need for additional information, and/or
 - 2. the need for additional conditions, and/or
 - 3. areas of concern arising from the site briefing

The Chairman will seek to secure a majority view as to the recommendation for the need or otherwise of additional matters being drawn to the attention of the Development Management Committee. If it is apparent that a majority cannot be obtained, he will recommend that the site briefing do not record a view.

Any Councillor interested in a matter on the agenda can attend the site briefing, in order to have a better understanding of a proposal in their own ward or one that is of Borough wide interest. However, other Councillors attending the site briefing will not be allowed to address the working party, other than to point out matters of fact, detail, local knowledge and history.

No recommendation of the site briefing to the Development Management Committee should be regarded as the final view of any Councillor as to how an application should be determined by the Committee.

The business to be transacted is set out below:

Thursday, 7 January 2021

Contact Officer: Mark Gregory 023 92446232
Email: mark.gregory@havant.gov.uk

	Page
1 Apologies	
2 Declarations of Interests	
3 APP/20/01019 - Hooks Lane Ground Clubhouse, Fraser Road, Havant, PO9 3EJ	1 - 18

Proposal: Conversion of existing Multi-games play area (MUGA) into a car park, by way of, creating a connection through the existing car park serving the rugby club, and associated footpath and lighting alterations.

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- 1.3 The rugby ground, which is an artificial pitch with floodlights, lies to the north of the site within the recreation ground.

2 Relevant Planning History

- 2.1 APP/15/00832 - Conversion/adaptation/extension & flexible use of rugby clubhouse with use part of ground floor as a children's day nursery, alterations to south, west and north elevations, including projecting first floor balcony and staircase with infill over main entrance: alteration of tarmac surface of adjacent ball court to the west to a 4G artificial playing surface and use of land between clubhouse and ballcourt as enclosed ancillary outdoor space to day nursery. Permitted 02/12/2015.

The 'adjacent ball court' described in the proposal is the MUGA the subject of the current application, and this was proposed to be removed as part of the APP/15/00832 approval and replaced by a 4G artificial playing surface. Of relevance to this case, Condition 3 of the permission required the following:

The use of the children's day nursery shall not commence until details of the design and layout of the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority, following consultation with Sport England. The artificial grass pitch shall be constructed in accordance with the approved details and within 6 months of the commencement of the use of the children's day nursery, unless approved in writing by the Local Planning Authority.

- 2.2 APP/17/01327 - Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works. Permitted 31/05/2018 and since implemented.
- 2.3 APP/19/00828 - Variation of Condition 2 relating to elevation and balcony alterations and removal of Condition 3 relating to artificial turf pitch of Planning Permission APP/15/00832. Permitted 25/11/2019.

In raising no objection to the removal of Condition 3 of Planning Permission APP/15/00832, it was recognised by Sport England that the intention was to facilitate the conversion of the existing MUGA to provide additional car parking to support access to and use of the Artificial Grass Pitch the subject of Planning Permission APP/17/01327. On this basis it is considered that any longer term requirement to maintain the area of land the subject of the existing MUGA as an artificial playing surface was removed in planning terms.

3 Proposal

- 3.1 The proposal is for the conversion of an existing MUGA into a car park. A footpath and street lighting are also proposed. The proposal would link into the existing car park to the east and would not involve the creation of a new vehicular access onto Fraser Road. A one-way system for vehicles would operate in the car park, with a new pedestrian access to the south onto Fraser Road, which would link into a footpath.
- 3.2 As to the lighting a CIL contribution has been awarded for the introduction of street lighting along Fraser Road, the works to which would be undertaken at the same time as the car park. It is proposed to install 3 No. streetlights on the southern border of the new car park, with one on the western boundary. An existing lamp column is also set to be replaced on the eastern boundary. The street lighting would conform to Hampshire County Council's adoptable standards.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS8	(Community Safety)
CCS	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS1	Health and Wellbeing
DM1	(Recreation and Open Space)
DM2	Protection of Existing Community Facilities and Shops
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No Objection

I must point out that the Council worked with me on this project and as such the proposal is acceptable in arboricultural terms after giving advice on construction and tree protection.

This was done prior to the application and I raise no objection to this application on arboricultural grounds.

Countryside Access Team

Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
- i. Any damage caused to the surface of the public Right of Way by construction traffic will be required to be restored to the satisfaction of the Countryside Area Access Manager on the completion of the build.
- i. There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- i. No builders or contractor's vehicles, machinery, equipment, materials, spoil or

anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.

Officer comment: *The rights of way referred to lie outside of the application site. The requested informatives can be included in any permission granted.*

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The proposals entail the conversion of an existing MUGA to car parking with the use of artificial lighting. The existing site is unlikely to be of particular ecological value, containing hardstanding, amenity grassland and planted trees. I am happy that the habitats within the proposed zone of influence are of minimal ecological value.

The new lighting will comprise three new lighting columns and replacement of existing columns. Lighting will be LED and from the submitted lux contour plans I would not consider the predicted illumination to be an issue ecologically given the limited value of this site. No further information is required.

Engineering/Drainage

No comment received.

Environment Agency

No comment received.

Environmental Health Manager - No Objection

The lighting provisions for the car park appear to be suitable, from the submissions provided. However upon installation of the proposed lighting it will be the responsibility of the applicant to ensure that there is no nuisance impact on any of the nearby residents in Ingledene Close.

Landscape Team

From a landscape perspective we have the following comments in relation to this application:

(a) The loss of play provision in favour of a car park is deemed to be contrary to planning policy CS1 Health and Wellbeing which states;
Planning permission will be granted for development which,
1. Retains open spaces, including children's play space, which are valued by local communities unless a superior alternative can be provided.
2. Improves existing open spaces by incorporating high quality features, accessibility and appearance.
3. Contributes effectively to the opportunities for increasing cycling for all types of trips.

(b) We have concerns with construction and subsequent compaction falling within the root protection area (RPA) of existing trees and any damage or loss of trees would be deemed a negative impact on the landscape. Whilst the tree details drawing no. 2019_19/005 indicates hand only on the Type B1 footway between T1 and T2 addresses the impact of the excavation. It is noted that a significant amount of kerbing and edging being installed within the RPA and the linear nature of the kerb line coupled with the excavation depth could have impact on the roots have and assurances need to be provided to mitigate that issue. Furthermore, we are conscious of the potential compaction of roots due to the change of use and vehicles parking within the RPA of

the trees.

(c) Clarity on Boundary details for the proposed car park are unclear, the drawings indicate sections to be removed. We are concerned with the possible tension created by retaining the football goal and basketball net and those being used whilst vehicles are parked. Our preference would be for the fence to be fully removed and replaced with dragon teeth of a knee rail to create a more open vernacular.

(d) Soft landscaping should be used to screen the car park from the recreation ground, this should be in the form of native hedging and small/medium native trees to mitigate any loss of trees and retain the character of the park. This screening should also be present on the western boundary to alleviate the visual prominence of the car park from the school and also reduce the impact of head light glare into the school.

Officer comments:

- (a) *Having regard to the grant of planning permission under APP/17/01327 for redevelopment of grass rugby pitch to provide a World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works', the proposal is not considered to be a loss of a play provision or contrary to policy, as the provision of the car park would facilitate the maximum use of this enhanced sports facility to the benefit of the community, and forms part of the Havant Playing Pitch Strategy. The car park would be ancillary to the use of the sports/recreation ground.*
- (b) *The Council's Arboricultural Officer worked with the applicant, when the proposal was at the design and application stage and has raised no objection to the development. A condition is recommended as to soft landscaping.*
- (c) *Confirmed existing fencing along the boundary to be retained and football goals and nets to be removed.*
- (d) *The Council's Arboricultural Officer worked with the applicant, when the proposal was at the design and application stage and has raised no objection to the development. A condition is recommended as to soft landscaping.*

Open Space Society

No comment received.

Portsmouth Water Company - No Objection

Portsmouth Water has no adverse comments to make on the development and it is deemed there is a low risk to groundwater quality. The site although located in Source Protection Zone 1c for an essential public water supply source, the underlying impermeable geology (London Clay) offers a depth (10 metres below ground level) of protection to the chalk aquifer. If there are any deep excavation works planned for the site, we would wish to be consulted further.

Officer comment: *Deep excavation work is not proposed.*

Sport England - No Objection

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy

Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the following link:

www.sportengland.org/playingfieldspolicy

The Proposal

The proposal is for the conversion of an existing Multi-games play area (MUGA) into a car park, by way of, creating a connection through the existing car park serving the rugby club, and associated footpath and lighting alterations.

Assessment

Sport England send out consultations to the Rugby Football Union, the Lawn Tennis Association and England Netball. Only the RFU have responded.

In their response the RFU have stated:

Havant RFC is a Rugby365 AGP site and a key strategic asset for the RFU. The site is primarily used by the club itself which has one of the highest memberships in the locality (3+ men's teams, 1 women's team, full youth section and full girls section), but is also a hub site for representative rugby, regional competition and coach education. Other users include local schools, colleges and University of Portsmouth, as well as other local clubs during periods of inclement weather. The site has also hosted Portsmouth Dreadnoughts American Football team.

During the planning submission for construction of the Rugby365 AGP parking capacity was highlighted as a potential issue by the planning authority. The club have tried to mitigate this by brokering additional parking arrangements with 2 local schools within walking distance of the site. They also deploy parking marshals to manage the traffic flow at key times.

Local intelligence suggests that the existing MUGA is in a state of disrepair and has no formal use and little (if any) informal use.

The RFU has no objection to this proposal to further improve the quality of experience available to members and visitors to Havant RFC, subject to the impact on other sports using the site.

I can only conclude that if the LTA or EN were concerned that the MUGA could play an important role in the development in their sport, they would have highlighted this in a response, and given they have not responded, I can only surmise that given the age and state of the MUGA, both these National Governing Bodies have no interest in the

MUGA.

Therefore, having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

Conclusion

This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Traffic Management

The Traffic Team would like to see a minimum allocation of 5% of the overall available car park space to be allocated for disabled peoples parking, and a minimum of one motorcycle space per 25 car parking spaces as per HBC Parking Supplementary Planning document July 2016.

Officer comment: *It is confirmed that 3 car parking spaces (i.e. 5%) of the car park space would be allocated for disabled parties, with 1 space for motorcycles in accordance with Havant's Car Parking SPD.*

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent:18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Existing facilities for youngsters should have been properly maintained.	Reply set out in Section 7 below.
Car travel to such venues should be discouraged rather than encouraged by additional car parking spaces.	The need for additional car parking has been recognised in the Havant Playing Pitch Strategy to maximise the use of quality sports activities on the recreation ground.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Trees
- (v) Ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 Policies CS1 and DM1 of the adopted Core Strategy seek to retain and enhance recreation and sports facilities, which is in accordance with the guidance in the National Planning Policy Framework (NPPF).

7.4 The proposal in this case seeks to replace an existing MUGA with a car park, footpath and the provision/alteration to the existing lighting. The proposal would be an extension of an existing car park that serves the Havant Rugby Club to the east.

7.5 It is acknowledged that the proposal would result in the loss of an existing MUGA, the size of which is approximately 0.2 hectares. The MUGA is however in a poor condition, the use of which is not listed in the Borough's Playing Pitch Strategy, and as such the applicant has advised it is not managed or maintained. Furthermore, the loss of the existing MUGA has already been compensated for by the provision of the relatively new artificial grass pitch to the north, following the grant and implementation of planning permission reference APP/17/01327 for:

"Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works."

7.6 The installation of this artificial pitch has increased the opportunity for sport and physical activity on the recreation ground, and as detailed in Section 2 (Relevant Planning History) has meant that the retention of the application site for sports and recreation facilities is no longer necessary in planning terms. Instead, to maximise the community's use of the new pitch, it is recognised that an increase in off-street parking is required, which is detailed in the action plan of the Havant Playing Pitch Strategy. The provision of this off-street parking may also address some of the previous concerns raised by residents, about on-street parking and the parking difficulties this creates at times.

7.7 Sport England has been consulted and raised no objection to the proposal as:

"The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use."

7.8 The proposal would be an ancillary use to existing recreational and sports facilities, which would help maximise the use of these facilities, which accords with the aims and objectives of policies CS1 and DM1 of the adopted Core Strategy.

(ii) Impact upon the character and appearance of the area

7.9 The proposal would replace an existing artificial surfaced area surrounded by a chain-link fencing, which would remain. This artificial surface would be replaced with a hard-surfaced car park, a footpath and street lighting. The extension to the existing car park, with the back drop of the Rugby Club, the schools to the west and built development to the south, would not adversely impact on the character and appearance of the locality. As to potential head light glare into the school to the west, this would be mitigated by soft landscaping along the boundaries of the car park, which is a recommended condition, if permission is forthcoming.

7.10 As to additional street lighting along the southern and western boundaries, this would be an extension of the existing street lighting on Fraser Road to the east. This would not be out of character with the appearance of the area, whilst benefiting the community in safety terms, in accordance with policies CS8 and CS16 of the adopted Core Strategy and the NPPF.

(iii) Impact upon residential amenity

7.11 The closest residential properties are to the south of the site, which back onto Fraser Road.

7.12 The separation distance from the closest residential property to the car park would be approximately 25m. Due to the separation distance, any noise and disturbance from the use of the car park should not give rise to an unacceptable impact on the amenities of the occupiers of these properties.

7.13 As to the introduction of further street lighting along Fraser Road, the Council's Environmental Health Officer has been consulted and has raised no objection. If the lighting is subsequently found to be a nuisance, this would be dealt with under Environmental Health legislation.

7.14 The additional lighting would aid visibility and safety in hours of darkness for the public. Proposals that provide benefits for community safety are actively encouraged by policies CS8 and CS16 of the adopted Core Strategy and the NPPF.

(iv) Trees

7.15 There are four trees along the eastern and southern boundary. These trees are not the subject of a Tree Preservation Order.

7.16 The proposal would involve the removal of a large over-mature Macrocarpa on the eastern boundary, which the applicant has advised is of poor form with Seiridium canker within its canopy. This loss would be mitigated by a replacement tree on adjacent Council owned land. Branches on the two trees on the southern boundary would be required to be cut back for the installation of one of the street lights. The intention is to hand dig within the root protection area, to provide the footpath.

7.17 The Council's Arboricultural Officer has been consulted at the design and application stage and subject to the works being carried out in accordance with the details shown on drawing number 2019_19/005, has raised no objection to the proposal.

(v) Ecology

- 7.18 The Ecologist has been consulted, who has raised no objection to the proposal, and is of the view that "...the habitats within the proposed zone of influence are of minimal ecological value" and that the light illumination should not be an issue given the limited ecological value of the site.

8 Conclusion

- 8.1 The proposal would not adversely impact on the character or appearance of the area and would help maximise the opportunity of the community to access high quality sports facilities. The proposed street lights would be to the benefit of the community. There are no arboricultural or ecological objections. The development accords with adopted policy and the National Planning Policy Framework.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01019 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Revised) – Drawing No. 2019 _19/008
Block Plan - Drawing No. 2019_003
Tree Details - Drawing No. 2019 _19/005
Lighting Details - Drawing No. 2019 _19/006
Drainage Details - Drawing No. 2019 _19/007
General Arrangement - Drawing No. 2019 _19/003
Additional Details - Drawing No. 2019 _19/004
Lighting Layout – Drawing No. SSE279385-LD-001 B

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the use of the development hereby permitted commencing, a detailed soft landscaping scheme for the sites' boundaries shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees (to include a replacement tree for the one removed) and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full

accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The works to the trees shall be carried out in accordance with the details shown on drawing No. 2019_19/005.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

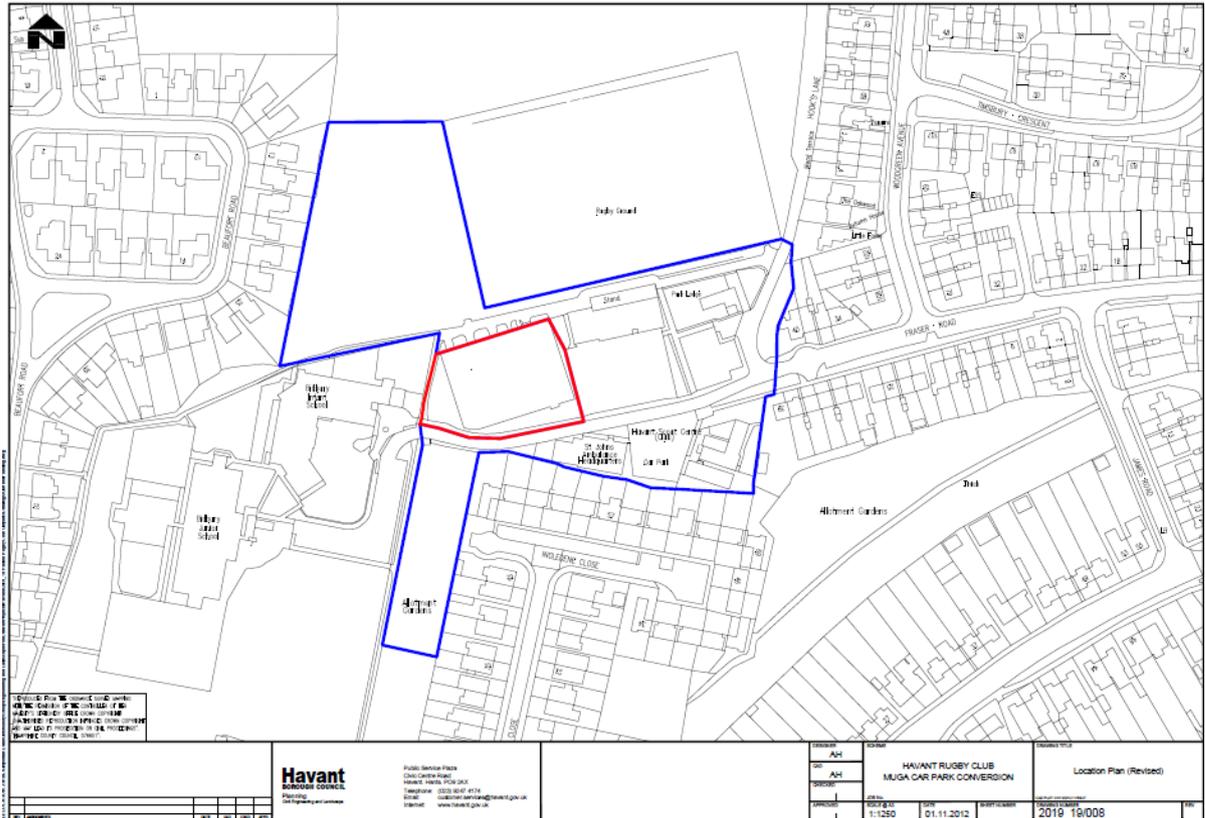
- 5 Before the use hereby approved commences, the sports nets and football goals shown on the blue land on drawing No. 2019_19/008 shall be permanently removed from north and south boundaries of the site.

Reason: In the interests of health and wellbeing and to ensure the appearance of the development is satisfactory having due regard to policies CS1, CS8, CS16 and DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Appendices:

- (A) Location Plan (Revised)
- (B) Proposed Block Plan
- (C) Aerial photo – existing arrangement

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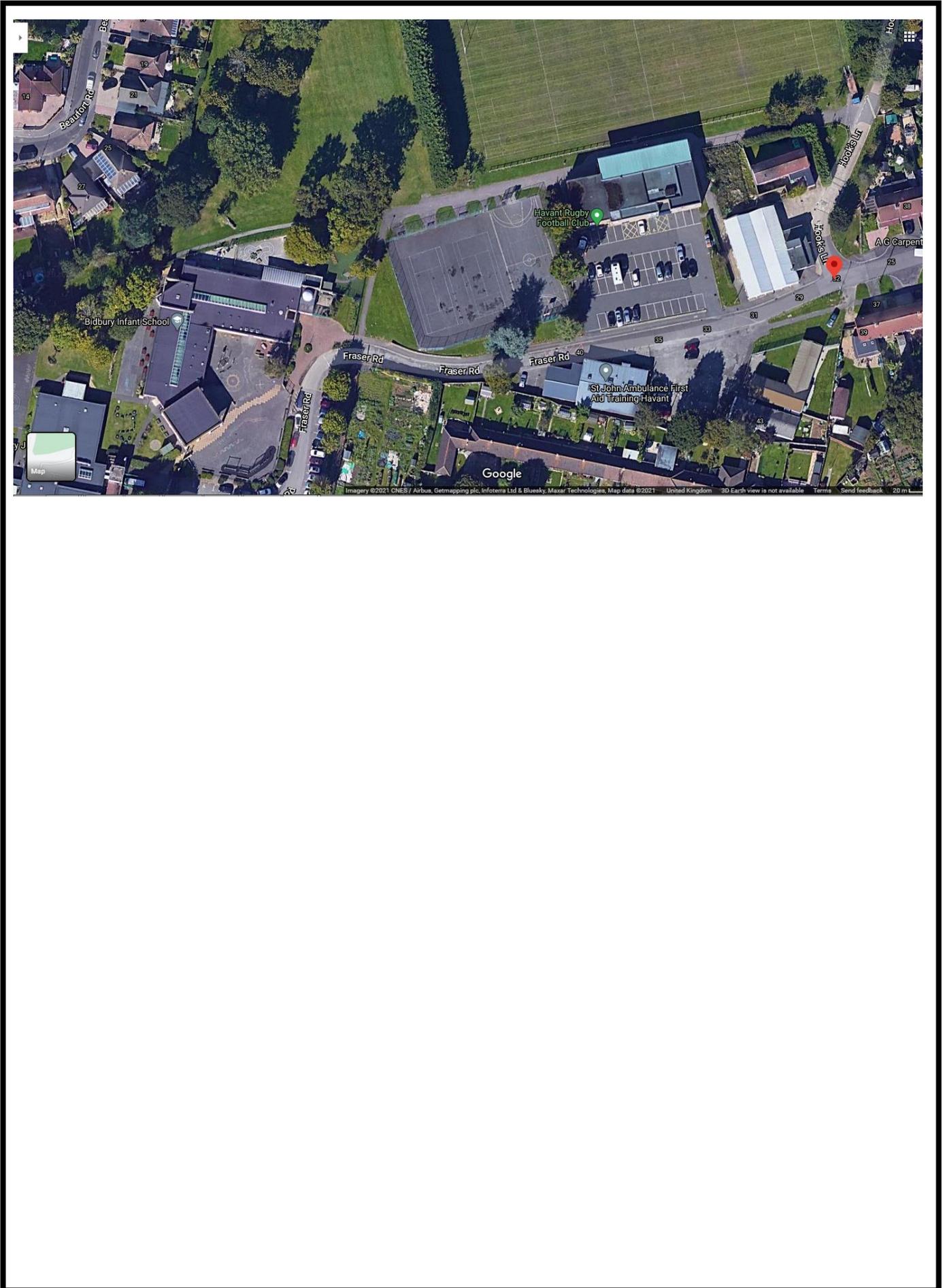
Havant
SOUTHAMPTON COUNCIL

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Project	1	1	1	1	1
Client	AH	AH	AH	AH	AH
Project Name	HAVANT RUGBY CLUB MUGA CAR PARK CONVERSION				
Project Title	Location Plan (Revised)				
Version	1	1	1	1	1
Scale	1:1250	1:1250	1:1250	1:1250	1:1250
Date	01.11.2012	01.11.2012	01.11.2012	01.11.2012	01.11.2012
Author	19/008	19/008	19/008	19/008	19/008

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