

## 6. Case Studies

### 6.1 Swindon Borough Council, various sites for assisted living developments

Swindon Borough Council have adopted LDOs to support the delivery of assisted living housing for people with special housing needs at two sites in Swindon. The aim of the LDOs is to accelerate the delivery of bungalows to accommodate people who the council has a responsibility to house. A secondary objective was to create a template for an LDO that could be replicated on other sites.

The programme has been devised to work with and support the Housing and Social services Departments and the Borough Architect. The land is owned by the council housing fund. The bungalows are a modular design and fabrication. Each bungalow can be configured to the needs of the person living in it. Each site is capable of accommodation from 5 – 8 of the bungalows. The sites are surrounded by existing houses and therefore there was a concern to ensure that the new development, car parking and access could be accommodated in a manner that would be acceptable to the neighbouring residents.

The LDOs will allow the flexibility for the bungalows to be built on site and remodelled without the need for a new planning application, subject to the design being within the parameters of the LDO. The LDO is accompanied by a design framework which sets out the parameters for the sites.

Three sites were initially identified for the project. One of these was discarded early due to concerns that the access would be inadequate. It was replaced with another more suitable site to bringing the package up to three again. Notwithstanding that the council has considerable experience in using LDOs for other types of development, the housing LDO on brownfield land has proved a challenge. Site contamination surveys revealed that there were issues regarding the presence of Japanese knotweed on one of the sites. Community consultation on one of the sites led to the conclusion that another was unsuitable for development for the elderly people and those with mobility issues given the distance from local shops and facilities and was dropped from the project. The number of units to be accommodated on another site was reduced following consultation. There were also delays caused by the illness of one of the key members of the working group, whose technical skills and knowledge of the housing was essential, underlining the need for strong project management including consideration of strategic risks.

The overall assisted living project was led by the councils housing officers. Social services had specific requirements for ensuring that the eventual clients could be serviced and cared for. The Borough Architect was responsible for the design of the standard prefabricated units. While this cross functional working has had very positive affects for future delivery of corporate priorities, there were issues associated with resourcing the work, as responsibilities straddled several departments – development management and policy and housing.

The work involved in preparing the LDOs is similar to that needed for an AAP process which the policy department lead on. But with these LDOs there was also a substantial requirement for development management colleagues to consider the finer details of how the development would fit on the site in order to preserve the amenities of the surrounding houses, etc. and working out how this could be codified for the LDO. These competing demands on commitment and time required strong project management in order to lead successfully progress the LDOs.

Because the sites are located in the centre of built up residential blocks, the engagement of the local residential community throughout the process has been important to provide reassurance that their amenity would be protected and that the resultant development would meet the needs

of clients, who will be drawn from the local community. The community engagement was led by in house by the Borough Architect Team. It included an officer supported information event and leaflet drops.

The LDOs on two of the sites were approved by Swindon Council on 8<sup>th</sup> December

<b>Objectives</b>	Accelerated delivery of assisted living modular bungalows for elderly residents and people with autism and complex physical disabilities
<b>Site</b>	Two sites comprise land within the interior of existing 1950/60's housing estates with access to the highway. Previously used as garages and wasteland.
<b>The LDO</b>	
Timeframe	Development to be begun before five years from date of adoption.
Permitted Development	The Local Development Orders grant planning permission for assisted living bungalows for the benefit of elderly people with specialist care needs, people with complex physical disabilities and people with autism. Assisted living bungalow development will only be allowed by the Local Development Orders upon development proposals demonstrating compliance with the Conditions of the LDO.
Conditions	Including : <ul style="list-style-type: none"> <li>• Pre-commencement conditions for details of layout and facing materials</li> <li>• Maximum floor area for units,</li> <li>• Maximum height</li> <li>• Minimum separation distances</li> <li>• Separation from the boundary</li> <li>• Parking spaces per unit</li> <li>• Slab levels</li> <li>• Compliance with housing access standards</li> <li>• Together with other standard kinds of conditions for new housing incl. construction and surface water treatment</li> </ul>
Developer contributions	CIL liable but social housing relief can be sought
Conformity process	The permission granted by the LDO is triggered when the applicant submits a Statement of compliance to the LPA confirming that the conditions have been complied with
<b>Review</b>	
Lessons Learnt	Getting the evidence base together was a struggle – cross-departmental working between development management and policy required. Member buy in from the start is important otherwise the process will be delayed further down the line. Community engagement was led by housing officers with support from planning. Front-loading work into the sites is resource heavy in preparing LDOs. It is important to focus on the long term advantages in terms of savings in cost and resources once the LDO is in place.

	<p>The overall outcome has been very positive in terms of better interactive relationships between the various teams of the council. Planning has been seen to act as a positive enabler for the council's long term programmes.</p>
<p>Costs</p>	<ul style="list-style-type: none"> <li>• Public consultation – a manned event and leaflet drop £4,000</li> <li>• Technical reports including utilities and desk top contamination £10,000</li> <li>• LA staff time (200 hours at £40/hour) £8,000</li> </ul> <p><b>Total £22,000</b></p>

## 6.2 Welwyn and Hatfield District Council, Wellfield Road, Hatfield

Wellfield Road is a 0.9 hectare factory site on the edge of Hatfield town centre. The site was identified as deliverable/developable in SHLAA with capacity for approximately 90 dwellings. The landowner is the company that currently uses the site to produce cosmetics applicators.

There are few land use or environmental designations that affect the site. The area is a mix of a mix of local architectural styles with scope for range of design approaches. The adjoining sites are used for housing and office use. Also adjoining the site is Alban Way a green corridor and Route 61 of the national cycle network. This link also functions as pedestrian route and is designated as an urban open space in the Development Plan<sup>1</sup>

The landowner, Caressa Kahn, has been located in Hatfield for over 50 years. They are a specialist manufacturing company with ambitions to grow but constrained by site size and have found it complicated to relocate. They are keen to leave a legacy on site but need to maximise value to cover relocation costs. The owners had engaged an architect/agent to produce preliminary designs for a housing redevelopment. These had been considered positively in early pre-application discussions.

Clear governance was established for the LDO project. Political leadership was given by the Executive Member for Planning. The project manager is the Head of Planning. Regular updates were provided to Cabinet Planning Panel, with expectation in the project plan that LDO will be approved by DM Committee in same way as normal planning application. There was an informal working group arrangement with council officers and the agents for the landowner.

Initially this project progressed well, although following initial enthusiasm, the landowner had reservations that the LDO process may be less financially advantageous than marketing the site with a conventional planning permission. They subsequently accepted the council's argument that the LDO would potentially boost the value of the site. As as there would be an overt council commitment to not just the principle of development, but with clear criteria for future development set out, a potential developer would have flexibility to interpret the approved framework to suit the market at the time. This was accepted.

It was agreed that the LDO would be developed collaboratively, utilising the investigation already done by the landowner's agents with further costs being met through the council's grant as a pilot. A project plan was prepared with key milestones and early engagement with the local ward members and community representatives began.

Further evidence studies were prepared for the LDO to understand the viability context. As at January 2016 the project has paused for commercial reasons and is awaiting confirmation from the landowner that the project can recommence. The council remain keen to progress the LDO work and are now looking for an alternative site for the company.

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<sup>1</sup> Policy OS1 of the Welwyn Hatfield District Plan designates the Alban Way as Urban Open Land (reference: Appendix 6 - UOL155 Alban Way). These areas are considered vital to the form, character and quality of the built-up areas of **the district in terms of the urban open land criteria and are therefore defined as Urban Open Land.**



[www.welhat.gov.uk](http://www.welhat.gov.uk)



<p><b>Objectives</b></p>	<p>The initial objectives for the LDO were as follows:</p> <ul style="list-style-type: none"> <li>▪ Quality – to deliver exemplar scheme and at least as good as through conventional plan app process</li> <li>▪ Speed – to adopt LDO within timescales and deliver scheme earlier than 2018, to demonstrate that LDOs can boost delivery and free-up officer time</li> <li>▪ Ease of replication – to gain experience of how best to prepare an LDO so that they could explore transferring the principles and approach to other sites in the area.</li> </ul>
<p><b>Development</b></p>	<p>Redevelopment of an employment site to provide up to 90 flats with landscaping, parking and access.</p>
<p><b>Site</b></p>	<p>Privately owned employment site of 0.9 HA close to Hatfield town centre</p>
<p><b>Evidence</b></p>	<p>The project plan agreed a set of evidence to be commissioned:</p> <ul style="list-style-type: none"> <li>• A site survey with levels of adjoining buildings</li> <li>• A preliminary contamination appraisal</li> <li>• A development viability appraisal to investigate local market values and set a benchmark for further work on the viability of developer contributions including</li> </ul>

	<p>the provision of affordable housing – subject to a joint commission by the council and the landowner.</p> <ul style="list-style-type: none"> <li>• A preliminary traffic impact assessment</li> </ul>
<b>LDO development</b>	<p>Further work identified in the project management plan</p> <ul style="list-style-type: none"> <li>• Absolutes such as building heights, overlooking distances</li> <li>• Parameters such as number of units, density</li> <li>• Palettes such as design styles, construction materials</li> </ul>
<b>Lessons learned</b>	<p>This LDO project underlines the potential for working with a landowner to bring forward development with a planning permission that allows the landowner to realise a fair share of the an enhanced development value.</p> <p>It also underlines the challenges for the council in trying to do an LDO on land which it does not own, and where the landowner, who has other priorities, does not wish to participate.</p> <p>The Council officers reported difficulties with convincing the landowners and agent of the value of an LDO. In part this may have been because the landowner’s plans for sale of the site were subsumed by the day to day operation of the business on site. However the experience has led officers to reflect that more time needed to be spent on awareness raising and more upfront briefings on the positive elements of an LDO. A greater awareness of LDO among the development sector generally will also help.</p> <p>Other schemes in NE Lincolnshire have however shown that the LDO process driven by the council can initiate a fruitful participation from landowners, so where the difficulties of getting landowners on board are overcome there is a significantly better outlook for development to come forward.</p> <p>Similarly a key lesson from this work was getting a masterplan and viability evidence completed earlier in the process to enable a discussion around the most appropriate uses, form and quanta of development. The willingness of the council to use the work already completed by the landowner’s agent to inform the discussion about the parameters of acceptable development both reassured the landowner and reduced the amount of additional upfront investigation needed.</p>
<b>Costs (pro tem)</b>	<p>The Council’s budget for obtaining the necessary evidential studies is £24,640.</p> <p>This does not include an estimate of the cost of officers’ time.</p>

### 6.3 North East Lincolnshire Council, Grant Street, Cleethorpes

In 2012/13 North East Lincolnshire previously put into place an LDO for part of its Enterprise Zone in the Port of Grimsby. The new tranche of residential-led LDOs (the Grant Street site is one of three) being worked upon by the Council are delivery focussed with an aim to accelerate development in the borough. The LDO, in bringing forward development, will add to the housing offer in Cleethorpes and support the wider housing market. In the context of a persistent under supply of land available in the borough for housing development, this is seen locally as an important objective. The site's development may, subject to its viability, contribute the provision of much needed affordable housing, of which there is a significant under provision in the borough.

#### **Management of the project:**

The Council and officers from Engie (North East Lincolnshire's long term strategic partner) drove the borough's new housing-led LDOs. Engie led the programming of the work and were responsible for its progress whilst the project's governance remained with the council. Engie also engaged directly with the external design consultants, landowners and statutory consultees. They also undertook all of the community engagement work and prepared the final LDOs.

#### **Viability:**

This site which is in private ownership is an important one for the future of Cleethorpes. It is at the centre of an underused and unloved part of this seaside town, yet it is within a conservation area, immediately adjacent to the town's railway station, three minutes' walk from the main shopping street, very close to the promenade, the pier and seaside activities and its topography means that new development would benefit from excellent views across the Humber Estuary. The site was the subject of an existant full planning permission dating from January 2006 for a residential-led mixed use. However, this development has not taken place and there is no prospect of it doing so. Based on the site's location, a relatively high density scheme residential led scenario is preferred. Ground floor commercial uses are considered essential for any future scheme as it must improve the street scene and access to the north promenade and wider town centre.

#### **Technical reports:**

The initial work on the Cleethorpes LDO built upon existing town centre design and visioning work with the aim to produce a coherent high-level spatial plan for the area. The LDO is viewed by the Council as a strategic tool designed to improve the offer to business, balanced with community needs, so that the best opportunity is present for development to take place. The Council is also close to the finalisation of an Investment Prospectus for several crucial development sites so as to, in collaboration with landowners, unlock barriers to development and more effectively present them to a wider market than might previously have shown an interest. This includes the Grant Street LDO site and others adjacent to it.

#### **Engagement:**

The involvement of the landowner has been crucial. The council report that the discussion around LDOs is a different conversation to those for a traditional planning application. Council officers report that there has to be a greater buy-in to the exchange and outcome by council officers in order to fully understand and appreciate a landowner/ developer's needs. For North East Lincolnshire Council this was more akin to working as part of a commercial development team rather than as the LPAs traditional role; which is as an adjudicator and decision maker.

#### **Consultation:**

The formal public consultation on the draft LDO for the Grant Street draft LDO closed on 20<sup>th</sup> August 2015. During this time, the council held two drop in events in the local community to explain the LDO approach as well as the details of the LDO, and the design concepts documents. Consultees for the formal consultation were determined in line with the guidance set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 38 (3). However, in line with the regulations the Council also attempted to consult any person affected by the LDO as per the conventional planning application route. They did this by sending consultation letters and emails, adverts in the local paper, site notices and public consultation events were held to discuss the proposals in person.

Many of the consultees were proactively engaged, prior to the formal consultation period to assist with the scoping of necessary reports and potential conditions. This has the effect of building ownership and trust locally by fostering cooperation. Lead officers directly engaged with key stakeholders (such as Historic England), to alleviate any initial concerns. Local context and history is an important consideration in their preparation. In some instances, this meant redefining certain aspects of the LDO, providing greater certainty or providing additional clarification. The precise wording of the LDO can affect the viability or deliverability of a scheme and so officers found it invaluable having the landowner fully engaged and involved from the outset. By understanding any concerns or opportunities early on in this way it meant that the LDO could be reconfigured in a timely fashion.

**Template for other sites:**

The LDO will further provide a template for the approach and problem solving which may be taken to support the unlocking of development on other vacant key sites in North East Lincolnshire.

<p><b>Objectives</b></p>	<ul style="list-style-type: none"> <li>• <b>Unlocking development of a stalled site:</b> The Council’s principal objective is to maximise the likelihood that the site is developed. It is fully recognised that the site is in private ownership and therefore ultimately, the decision to undertake development, is a commercial one – outside of the control of the Council. Nevertheless, the Council is seeking to strongly influence this decision through the LDO.</li> <li>• <b>Improving a key arrival point and the public realm:</b> Critically, the site is one of the first views visitors encounter when arriving by train, as such a high quality design and attractive public realm is key.</li> <li>• <b>Improving links with the Cleethorpes main retail high street and seafront</b></li> </ul>
<p><b>Development</b></p>	<p>Urban mixed use scheme to unlock regeneration ambitions for wider ‘quarter’</p>
<p><b>Site</b></p>	<p>The site is owned by an active, successful and experienced development company, and there is an extant planning permission in place, but it has not been developed due to the unviability of the previous scheme.</p>
<p><b>Evidence</b></p>	<p>Site analysis and an illustrative design report were prepared by external consultants.</p>
<p><b>LDO development</b></p>	<p>The Grant Street LDO will grant outline planning permission, with details of access to the site also</p>

	<p>approved, for the erection of buildings and / or use of land primarily for Class C3 with ancillary A1, A3, D2 and C1 uses. This promotes a high density (indicative capacity in the region of 80 units) residential-led, mixed use development on the site.</p>
<p><b>Conditions</b></p>	<p>The LDO includes 11 conditions:</p> <ol style="list-style-type: none"> <li>1. time limit on development (2 years from the final approval of reserved matters)</li> <li>2. reserved matters: Layout; Scale; Appearance, and Landscaping</li> <li>3. development to accord with the Site Location Plan</li> <li>4. limiting floor space of the retail / commercial uses to 1,000 m<sup>2</sup></li> <li>5. details for foul and surface water drainage works</li> <li>6. Safeguards for land contamination</li> <li>7. Details for Construction Management Plan</li> <li>8. full technical details of the form, design and layout of the proposed access(es) from the site</li> <li>9. pre-occupation requirement for access, parking and manoeuvring arrangements for housing to be available</li> <li>10. pre occupation requirement on the any A3, A4 or A5 uses, details for hours of operation submission</li> <li>11. Prior to the commencement of any phase of development, an agreement under Section 106 of the Town and Country Planning Act 1990, shall be entered into with the LPA in relation to: affordable housing, primary education provision, open space and any sustainable urban drainage systems.</li> </ol>
<p><b>Developer contributions</b></p>	<p>The LDO includes the draft heads of terms with a flexible approach adopted, subject to evidence of a scheme's viability. North East Lincolnshire Council require:</p> <ul style="list-style-type: none"> <li>▪ where 15 dwellings or more are proposed 20% of all units should be affordable,</li> <li>▪ a financial contribution to mitigate the development's impact on primary education provision, where more than 10 dwellings are proposed; and</li> <li>▪ management and maintenance of open space and any sustainable urban drainage systems.</li> </ul>
<p><b>Conformity</b></p>	<p>Developers must attend a meeting with officers where the proposals will be discussed and assessed against the LDO outline planning permission criteria and outline planning permission conditions. A letter from the officer shall confirm the outcome. Outline planning permission granted by the LDO is not a permission to start work on a LDO site.</p> <p>Compliant proposals shall then proceed to Step 2 Reserved Matters Planning Permission. When all the reserved matters have been approved, and, where</p>

	<p>appropriate, conditions discharged, work may begin on the LDO site.</p> <p>Should proposals be found to be non-compliant with the LDO then developers will be advised to apply for planning permission in the normal way.</p>
<p><b>Lessons learned</b></p>	<p>The 'red line' boundary was subject to debate early on however, it was decided to focus on a deliverable site, rather than potentially dissipate the impact of the LDO by including a wider group of sites.</p> <p>The LDO is limited to granting outline consent. Developers will still be required to submit a reserved matters application for details of appearance, landscaping, layout and the scale. Given the important location of the site and it was felt to be appropriate to retain the ability to influence the quality of the development by requiring future approval of reserved matters. The Illustrative Design Report forms the spine of the LDO. The Description of Development Permitted by LDO is underpinned by a spatial understanding of the site developed through an initial site analysis and capacity study by external consultants.</p> <p>The consultation process highlighted concerns in respect of adjacent Listed Buildings and the seafront Conservation Area. Whilst not included as conditions, the LDO includes a section on development considerations with guidance included for the reserved matters stage on the historic environment and site-specific design considerations.</p> <p>Fully scoping the requirements at the outset was the biggest lesson learned. Officers highlighted the importance of understanding what reports may be necessary early on in order that an LDO can act as an effective tool to bring sites forward. The more an LDO can be de-risked the more fit for purpose it becomes in alleviating constraints on the developer/landowner. LDOs can be prescriptive or flexible depending on the desired outcome. The nature of the LDO will affect the amount of resource required. If it's a complex scheme the developer may find it beneficial to provide additional resources over and above what the Council can allocate to address more issues upfront and thus leaving less reserved matters to be dealt with via conditions.</p>

## 6.4 Teignbridge District Council, Brunswick Street, Teignmouth

The Brunswick Street site in Teignmouth Town Centre is entirely in the ownership of Teignbridge DC. It is a key priority for regeneration and this is supported through the Local Plan. The site has been allocated in the Local plan and has been the subject of various planning initiatives such as development briefs and urban design studies.

The Council have used the LDO as an opportunity to undertake a comprehensive assessment of the site from a market, design and technical approach. The Draft LDO and Statement of Reasons for Consultation was published in July 2015.

### Viability

At the early stages of the project, it was apparent that a key element in securing the delivery of the site was viability. A feasibility study was commissioned by Teignbridge DC to provide a robust evidence base for the LDO examining the economic viability and therefore the overall feasibility of potential schemes and mix of uses. A long list of acceptable land uses was identified. These were then tested (through a consultancy commission) in terms of their potential for delivery based on current and future market demand and likely developer appetite.

The approach to the feasibility work involved extensive consultation with developers and key stakeholders to inform a robust assessment of the market and appetite for investment. The follow-on benefit of this collaborative approach has been the resultant developer interest in the site which should be captured as the LDO is adopted and has the potential to result in development on site following swiftly behind adoption.

### Technical Reports

Technical input into the LDO was extensive and involved a Flood Risk Assessment, utilities and geotechnical reports and a buildings conditions survey. This work was commissioned by the council and undertaken by external consultants. The suite of information was vital in de-risking the site in terms of identifying constraints and related mitigation. The site falls within Flood Zone 3 and required detailed consultation with the Environment Agency in order to ensure that any proposals would accord with Environment Agency requirements. This early engagement with the Environment Agency was crucial to the viability studies and to formulating appropriate conditions for the LDO. Without the LDO work in place, the Flood Zone 3 issues would stand as a constraint to development and one which would be likely to dissuade developers from expressing an interest in the site.

Additional studies investigated the condition of existing buildings on the site and ground conditions – including the discovery of an unmapped culvert under the site and preliminary investigation of contamination from the derelict garages on the site.

### Consultation

Development Options were presented, discussed and refined through a series of workshops and meetings with local interest groups, planning officers, statutory consultees and stakeholders. In addition to co-ordinating with the council's LDO team the following workshops were arranged in the first quarter of 2015 to inform the preparation of the Development Options and Design Guidance:

**LDO Working Group:** Two workshops were held with the LDO Working Group, to inform and then review emerging work. The group was made up of local groups including; Teignmouth Town Council, Chamber of Trade, Town Centre Management Group and Teignmouth Arts Action Group.

**Officer Stakeholder Group:** Two workshops arranged with the Officer Stakeholder Group to gather information and discuss initial Development Options. Attendees included representatives from the District Council and the Environment Agency.

**Options Workshop:** An options workshop was held with a wider group to give a summary of the purpose of the LDO, the LDO process and to gather feedback on the Development Options. Invitations were sent to local developers, local community groups, LDO working group and statutory consultees. The Workshop proved very worthwhile in gaining an understanding of key priorities for the site, the boundary and how the site should take shape. Four options were presented at the workshop, each featuring alternative schemes. The workshop proved to be a valuable exercise in engendering support for redevelopment of the site and an understanding of the LDO.

**Conditions:**

The current site is partly comprised of a public car park and within the LDO there is a requirement to provide replacement parking elsewhere in the town to mitigate the loss of spaces at Brunswick Street. Development of the LDO site will secure a contribution towards this replacement parking.

As demonstrated in Teignmouth, an LDO can be a particularly powerful as a tool for delivery in a localised market. Local developers will be looking for the site to be de-risked to the greatest extent possible and the LDO can do this. The site at Teignmouth has been under-utilised for a long time and due to a number of constraints was evidently considered to be a difficult site. The LDO has unlocked the site, through the consultation exercise bringing it to the attention of developers and fostering a keen interest in the potential for a viable development scheme.

**Teignmouth Summary Description**

Objective	Regeneration of an under-utilised site.
Site	0.32ha town centre site in three distinct parcels – two redundant garage buildings and a surface level car park.
Land Ownership	Local authority.
<b>LDO</b>	
Timeframe	5 years from the date of adoption.
Permitted Development	Ground Floor – A1, A2, A3, B1a, C1, D1, D2. Upper floors – A2, A3, B1a, C1, C2, C3, C4, D1, D2
Conditions	<ul style="list-style-type: none"> <li>• Compliance with the LDO</li> <li>• Site layout</li> <li>• Building heights and scale</li> <li>• Design and Access Statement</li> <li>• Transport Statement</li> <li>• Compliance with the FRA</li> <li>• Surface water drainage</li> <li>• Remediation Statement</li> <li>• Lighting</li> <li>• Storage</li> <li>• Affordable housing</li> </ul>

Developer contributions	There is a requirement to provide replacement car parking elsewhere in the town to mitigate the loss of spaces at Brunswick Street.
Conformity	A submission of conformity will be required from the developer. The LDO also advocates pre-application engagement.
<b>Review</b>	
Lessons Learnt	<p>Fix the red line boundary of the site early on in the process. Changes to the boundary late on delayed the LDO process and failed to accord with the technical and design work already undertaken.</p> <p>Good working relationship with consultants, and experts within the council, the Environment Agency and other stakeholders has build capacity in terms of understanding the process of appraising development opportunities, furthering urban design options, geotechnical information, utilities, and flooding.</p> <p>Cross-departmental working is a challenge. Requires strong leadership to ratify the decision making process.</p> <p>Public consensus that because it is a publicly owned site, then the public should be getting something from it. Promote the regeneration of the site as a positive for the town as a whole.</p> <p>Challenge for Development Management not to over burden the LDOs with too many restrictions and conditions.</p>
<b>Costs</b>	£56,000 to meet the cost of surveys and technical reports. This figure excludes officer staff time from the Planning Service and Economic Development/Estates.