

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0509
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016**.

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Geoff
Last Name	Armstrong
Job Title (where relevant)	Director
Organisation (where relevant)	Armstrong Rigg Planning
Address	The Exchange Colworth Science Park Sharnbrook Bedfordshire
Post Code	MK44 1LQ
Telephone Number	01234 867135
Email Address	geoff.armstrong@arplanning.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	c/o Agent
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land at St Mary's Road, Long Stratton
Grid reference (if known)	TM 19300 92042
Site area (hectares)	3.6 hectares

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available). as promoters have an option on the site		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="radio"/>	No <input type="radio"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Greenfield undeveloped lower quality agricultural land		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Agricultural land

No planning history

Previously promoted through the Long Stratton AAP

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential development of 60 - 100 dwellings with associated open space

5b. Which of the following use or uses are you proposing?

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input checked="" type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Please refer to accompanying representations and plans

5d. Please describe any benefits to the Local Area that the development of the site could provide.

New homes including affordable housing to meet local needs, open space, biodiversity enhancements and financial contributions towards services and facilities

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

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6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.
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Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?
--

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?
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Please refer to accompanying Statement for full assessment
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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
--

Please refer to accompanying Statement for full assessment
--

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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Please refer to accompanying Statement for full assessment
--

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
--

Please refer to accompanying Statement for full assessment
--

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
--

Please refer to accompanying Statement for full assessment
--

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

Please refer to accompanying Statement for full assessment

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

Please refer to accompanying Statement for full assessment

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Please refer to accompanying Statement for full assessment

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No, the site is greenfield

7j. Other: (please specify):

Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input checked="" type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Approx 18 months to 2 years	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

N/A

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Please refer to accompanying Statement

Check List	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input checked="" type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> • To assist in the preparation of the Greater Norwich Local Plan • To contact you, if necessary, regarding the answers given in your form. • To evaluate the development potential of the submitted site for the uses proposed within the form. <p>Disclaimer</p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name	Date
Geoff Armstrong	8th July 2016



REPRESENTATIONS TO GREATER NORWICH LOCAL PLAN CALL FOR SITES

In respect of
Land at St Mary's Road, Long Stratton

Date:
July 2016

Reference:
GA/EW/06414/S0001

1.0 INTRODUCTION AND SUMMARY

- 1.1 These representations have been submitted to the Greater Norwich Local Plan Call for Sites consultation on behalf of our client in support of the promotion of Land at St Mary's Road, Long Stratton in South Norfolk District.
- 1.2 The Statement should be read in conjunction with the completed Call for Sites Submission Form and the following supporting information:
- Site Location Plan attached at **Appendix 1**
 - Sketch Layout (reference 6910 SK01) attached at **Appendix 2**
- 1.3 The site is promoted for a residential development of 60 – 100 dwellings including affordable housing and a significant area of open space.
- 1.4 The representations confirm that in light of doubts about the delivery of the single adopted Long Stratton Area Action Plan allocation for 1,800 dwellings and the housing land supply issues in South Norfolk District, there exists the need to allocate smaller, deliverable sites such as this which can come forward quicker in the new Plan period.
- 1.5 The accompanying Sketch Layout has demonstrated that the site can be developed in a manner which has regard to and responds positively to the area and would bring with it a significant number of material benefits, including the provision new homes with affordable housing to meet local needs, open space, biodiversity enhancements and financial contributions towards services and facilities.
- 1.6 The site itself comprises lower quality agricultural land which is not covered by any landscape, ecological or heritage designations and is within a sustainable location within walking distance of a range of services and facilities.
- 1.7 This Statement demonstrates that the site represents an available, suitable, achievable, viable and therefore entirely deliverable option for development with no physical, legal or environmental constraints. The site is promoted by an active housebuilder who are one of the largest providers of affordable housing in the District. The site can be delivered early in the new Local Plan period to assist in meeting development needs up to 2036.
- 1.8 Accordingly, it is requested that the site is allocated for residential development with associated open space in the emerging Greater Norwich Local Plan.

2.0 SITE LOCATION

- 2.1 The extent of the site promoted is shown edged red on the aerial photograph below. A further scaled location plan is attached at **Appendix 1**.



Site Location

- 2.2 The site comprises a total of 3.6 hectares and is located on the south western edge of the built up area of Long Stratton. There is existing low density single, one and a half and two storey residential development to the north and east and fields on the other boundaries. Boundary hedgerows provide natural definitions for the extent of development.
- 2.3 The site is located some 0.8km (10 minute walk) in distance to the centre of The Street which contains a range of local services and facilities including a Co-Op food store, library and other retail and community facilities. The site is also a similar distance from the Manor Field Infant School and Nursery and some 0.9km (11 minute walk) to the Long Stratton High School.

3.0 SITE OWNERSHIP

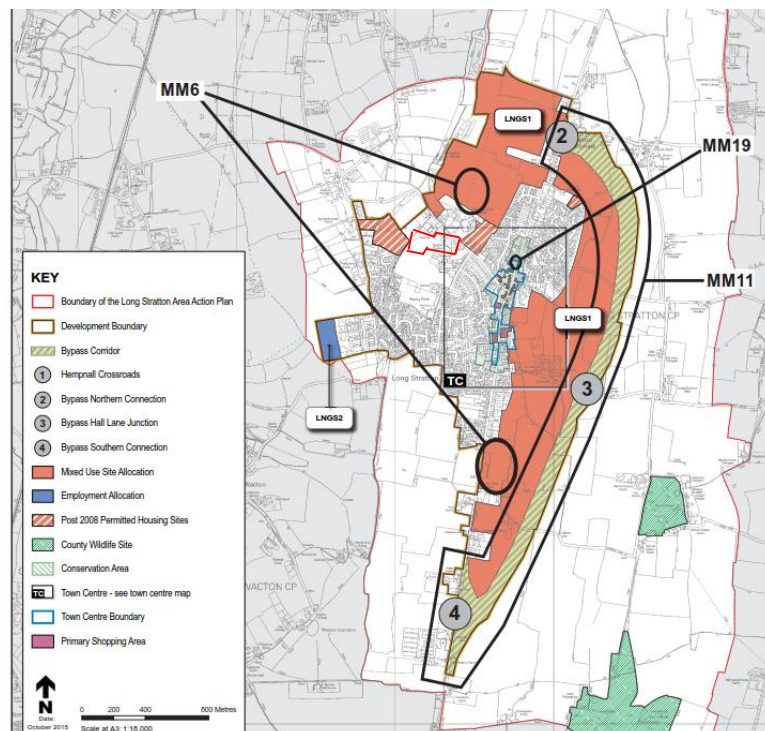
- 3.1 Orbit Homes (2020) Ltd have an option on the site as promoters. The landowners are fully supportive of this submission.

4.0 CURRENT LAND USE

- 4.1 The site currently comprises undeveloped lower quality agricultural land. There is no available planning history associated with the site.

5.0 PREVIOUS SITE PROMOTION AND HOUSING LAND SUPPLY

- 5.1 Long Stratton is a large village in the South Norfolk Norwich Policy Area with a wide range of services, facilities and employment opportunities. It is an identified major location for growth in the adopted 2014 Joint Core Strategy with at least 1,800 new dwellings and employment opportunities to be delivered alongside a new bypass up to 2026.
- 5.2 In order to achieve this, the village is covered by the Long Stratton Area Action Plan (LSAAP) which was adopted by South Norfolk District Council in May 2016 subject to the commitment to an early review by 2020. The LSAAP includes a single large allocation (LNGS1) to the east, south east and north west of Long Stratton to deliver the new housing needed. A new settlement boundary has also been established which abuts the promoted site. A copy of the adopted LSAAP Proposals Map is shown below with the site outlined in red:



Long Stratton AAP Proposals Map with promoted site shown outlined in red

- 5.3 As part of the preparation of the Plan, the Council considered 25 alternative submitted sites to accommodate the required 1,800 houses which included the promoted site (the larger eastern parcel reference 189 and the smaller western parcel reference 238).
- 5.4 The site was rejected for allocation on the basis that it was considered relatively remote from local services compared to other sites and that development on the western parcel would protrude into open countryside. South Norfolk District Council instead proceeded with a single policy to encompass land to accommodate both housing and main employment growth. **There were no concerns raised about the deliverability of the promoted site for housing development.**
- 5.5 Orbit Homes (2020) Ltd have through previous responses to the LSAAP consistently raised doubts that the LNSG1 1,800 dwelling allocation will be able to deliver houses at the rate expected by South Norfolk Council (420 dwellings in three years from 2017) given the scale of the development and the various parties involved. Whilst it is understood that a Collaboration Agreement is in place between the various landowners and promoters, no planning application has yet been submitted. Furthermore, the Policy requires the bypass to be completed before 250 of the new homes are occupied. Any delay to the construction of the bypass would clearly delay the delivery of the housing.
- 5.6 It is apparent that South Norfolk's Council's confidence in the delivery of the LSAAP is uncertain by reference in the Plan to exercising compulsory purchase powers to bring forward development if the objectives of the LSAAP is delayed or compromised. Should the compulsory purchase of land be required, this would further delay the delivery of the bypass and housing.
- 5.7 South Norfolk has a longstanding housing land supply issue and as confirmed in the latest Annual Monitoring Review (December 2015) has persistently failed to meet its annual housing requirement since 2008. Currently, for Development Management purposes assessed on the whole of the Norwich Policy Area (NPA) there exists a **4.39 year** supply including a 20% buffer of housing land (a shortfall of 1,669 dwellings) contrary the requirements of paragraph 47 of the NPPF.
- 5.8 The Council has formally confirmed that the Liverpool approach to calculation of the five year supply will be used. If the Sedgfield approach were applied as endorsed by a recent appeal Inspector in South Norfolk (APP/L2630/W/15/3005707, High Ash Farm, Caistor St Edmund) and in national planning guidance, this would result in an annual requirement of 3,353 and therefore a worsened position of a 3.56 year supply.
- 5.9 For Plan Making purposes, which is assessed on the individual areas in the NPA South Norfolk currently has a **5.95 year supply**, however coupled with the concerns expressed above in respect of the LNSG1

allocation, the Council has consented a number of large strategic sites in the Norwich Policy Area which also have delivery issues. As such, the supply position is expected to deteriorate.

- 5.10 It is clear therefore that in the interests of boosting the supply of housing, the Greater Norwich Plan should seek to allocate smaller, deliverable residential sites in Long Stratton such as this which can come forward quicker to meet housing needs.

6.0 SITE FEATURES AND CONSTRAINTS

Access

- 6.1 The site benefits from an existing vehicular access from St Marys Road via a field gate which can be utilised to serve a residential development of the extent proposed on the site. There are no public rights of way which cross or adjoin the site.

Topography

- 6.2 The site is of open aspect and relatively flat.

Ground Conditions

- 6.3 There are no known ground condition issues associated with the site.

Flood Risk

- 6.4 The site is located entirely within Flood Zone 1 defined as areas in which flooding is very unlikely to occur (less than 0.1 % chance of flooding each year).

Heritage

- 6.5 The site not within a Conservation Area and there are no listed buildings in close proximity.

Environmental

- 6.6 The site is not affected by any environmental/ecological constraints or land use designations. There are no Tree Preservation Orders or statutory or non-statutory designated ecological sites within the site. There are a number of mature trees on the site occupying positions within the existing field boundary hedgerows.

Utilities

- 6.7 It is understood that all utility providers have apparatus in the locality which can serve the development on the site. Consultation will take place with provides regarding connection points to these services.

Legal

- 6.8 There are no known legal constraints or covenants associated with the development of the site.

7.0 PROPOSED FUTURE USES

- 7.1 **The site is promoted for a residential development of 60 – 100 dwellings including affordable housing and a significant area of open space.**

- 7.2 As detailed below, development on the site would deliver a number of significant social, economic and environmental benefits therefore furthering the three key dimensions of planning in achieving sustainable development as defined in the NPPF.

- 7.3 The proposed design approach is illustrated on the Sketch Layout attached at **Appendix 2**.

Access

- 7.4 The main vehicular access is proposed from St Mary's Road with a Type 3 road serving smaller private drives. The footpaths from St Mary's Road would be continued in order to provide pedestrian accessibility to Flowerpot Lane and thereafter Manor Road providing access to the schools and The Street which contains the majority of shops and services.

Social Benefits

- 7.5 As identified on the masterplan, a residential development of 66 dwellings is proposed resulting in a site density of 33dph, although the site could be developed at a higher density to provide some 100 dwellings.
- 7.6 The sketch layout includes a mix of dwellings including 1, 2, 3 and 4 bedroom houses and bungalows including a provision of affordable housing. Such a mix of dwelling types and sizes would meet the needs of the local community and will ensure a vibrant and sustainable community is provided.

Economic Benefits

- 7.7 The additional residents generated by a development on the site will result in increased demand for local goods and services which will enable sustained use of local shops and services, increasing their viability and bringing a boost to the local economy.

Environmental Benefits

- 7.8 In light of the comments made during the assessment of the site as part of the LSAAP promotion, the western part of the site is proposed as a large (1.6 hectare) open space which will become a significant

new public recreation and will provide an attractive and accessible local greenspace for the wider community and increasing opportunities for improving physical health and well-being. Natural habitats for wildlife will also be enhanced offering significant ecological benefits.

- 7.9 The retention and reinforcement of existing hedges, additional planting and significant open spaces would result in further ecological betterments and would ensure that the development on the site would have a limited impact on the open countryside and landscape of the surrounding area.

8.0 AVAILABILITY

- 8.1 Orbit Homes (2020) Ltd, who are actively developing sites elsewhere in Norfolk and are one of the largest providers of affordable housing in the area have an interest in the site which is available for development immediately upon the receipt of the requisite consents.

9.0 DELIVERY

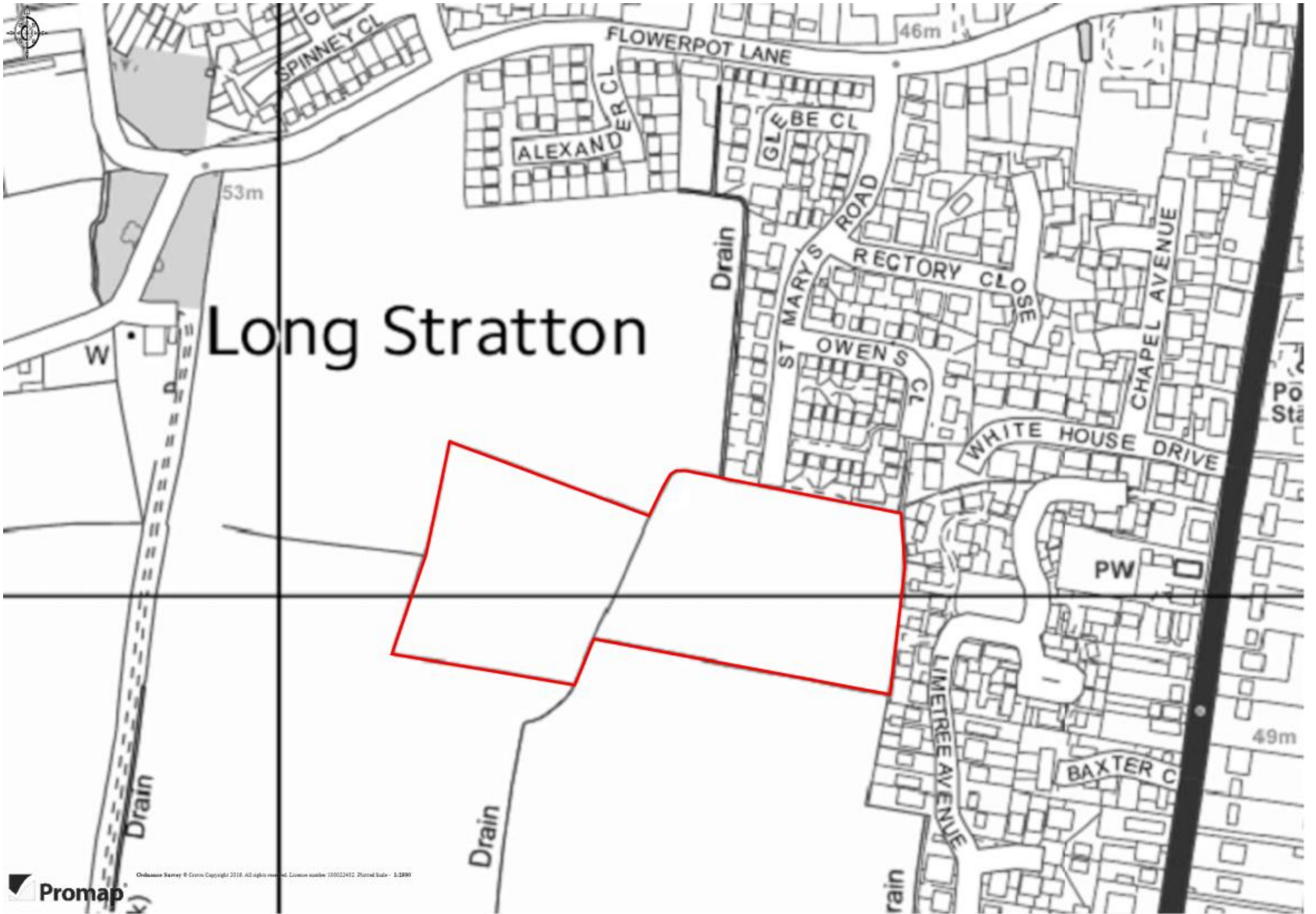
- 9.1 These representations have demonstrated there is nothing that would physically, environmentally, socially or legally constrain the development of the site. As such, it is expected that the proposed development could begin within the next 5 years (before April 2021) and would take approximately 18 months to 2 years to complete.

10.0 VIABILITY

- 10.1 A scheme of the nature proposed is considered to be viable taking into consideration likely CIL payments, policy requirements and infrastructure costs. There are not expected to be any abnormal site costs associated with a development on the site.

APPENDIX 1

Site Location Plan

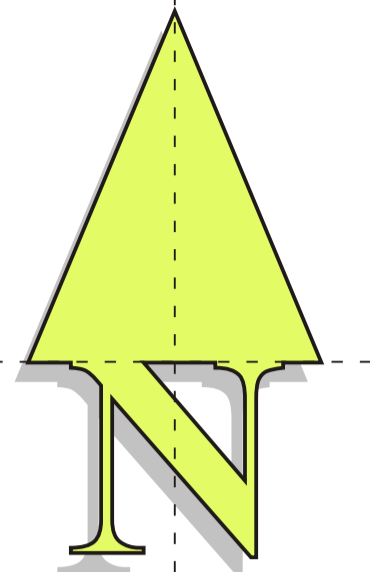


Long Stratton

APPENDIX 2

Sketch Layout

0m 5m 10m 15m 20m 25m 50m
1:500



ACCOMMODATION SCHEDULE					
NAME		AREA	Beds	No	sq ft
MA	Marsham	688	2	5	3440
WE	Welney	855	3	12	10260
ASH	Ashley	979	3	8	7832
CAR	Cardington	954	3	4	3816
LAN	Langford	1166	4	9	10494
STE	Stevington	1292	4	6	7752
Total			=	44	43594
1BB	Bungalow	549	1	2	1098
2BB	Bungalow	732	2	4	2928
2B4P	House	774	2	8	6192
3B5P	House	912	3	8	7296
Total			=	22	17514
Total			=	66	61108
Site area (Gross)				3.616 hectares	
minus P.O.S.				1.607 hectares	
Site Area (Net)				2.009 hectares	
				4.963 acres	
Density				12311 sq ft/acre	



SITE PLAN.
1:500 @ A1 size.

NOTES

The Copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.
Written dimensions must be used in preference to scaled.
Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.
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REVISIONS

REV	DATE

CLIENT:



PROJECT:

**RESIDENTIAL DEVELOPMENT
ST MARYS ROAD
LONG STRATTON**

DRAWING TITLE:

SKETCH LAYOUT

SCALE - 1:500 @ A1 SIZE.

DATE - JAN 2016.

ASD ARCHITECTURE Ltd
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JOB NO.	DWG NO.	REV.
6910	SK 01	-

Loc: 6910 Orbit Homes, St Marys Rd, Long Stratton / drawings / 6910 SK 01 v01.cdf.