



East
Northamptonshire
Council

Development Control Committee – 18 January 2012

Development of Windfarm, Chelveston Renewable Energy Park – EN/10/00415/FUL

Purpose of report

An appeal has been lodged against this Council's refusal of the above planning application. The first reason for refusal refers to the impact on Heritage Assets within specified settlements and the Council's advocate has advised that clarification be sought from Members regarding which specific Heritage Assets they were concerned about when they took the decision to refuse the application. The reason for this is to reduce the risk of a claim for costs due to the reason not being sufficiently specific.

Attachment(s)

1. An assessment of the impact on Heritage Assets undertaken by the Council's heritage expert witness.
2. Copy of Bedford Borough Council's reason for refusal.

1.0 Background

- 1.1 Development Control Committee refused the above planning application at its meeting on 18 February 2011 for the following reasons:

1. The scale, number and siting of the proposed turbines on a prominent plateau would have an adverse impact, both in terms of the impact of the proposal itself (including the turbines within Bedfordshire) together with the cumulative impact with other similar schemes (which are existing, have the benefit of planning permission, or for which a formal planning application had been submitted at the time this application was considered and which lie within a 40 km radius of the site), on the landscape character of the area, the setting and amenity of settlements, including Chelveston, Caldecott, Chelston Rise, Newton Bromswold, Hargrave, Yelden, Melchbourne, The Deans and Shelton, *many of which contain a number of heritage assets* and on key routes including rights of way. The proposal would therefore be contrary to; advice in PPS1, including objective 5 and policies 17, 18 and 20; advice in PPS5, including policies HE9 and HE10; advice in PPS7, including policies 15 and 16; advice in PPS22, including the key principles and paragraph 11; Policies 26, 27, 31 and 40 of the East Midlands Regional Plan and Policy 13 (o) of the adopted North Northamptonshire Core Spatial Strategy 2008.

2. The proposed turbines, by themselves and in conjunction with the turbines which are proposed within Bedfordshire (as part of the same proposal), due to their close proximity to existing residential properties would be seriously harmful to the living conditions and residential amenity of the occupiers of these properties because of their visual dominance within the immediately adjacent landscape.

- 1.2 An appeal has been lodged against this refusal and is to be heard by way of a Public Inquiry commencing on 6 March 2012 (PINS appeal ref APP/G2815/A/11/2160078).
- 1.3 No doubt Members will recall that the proposal is a cross boundary one with 5 of the 9 turbines within East Northamptonshire and 4 within Bedfordshire Borough Council's area.

2.0 Reason for this Report

- 2.1 In the Pre-Inquiry Statement officers were able to specify, from the discussions that

took place at the Development Control Committee and also having regard to Bedford Borough Council's reason for refusal that in relation to reason 2 the following were the dwellings which were of particular concern:

- Chelston Rise dwellings
- Manor Farm, Bedfordshire
- Silcombe House, Bedfordshire
- Top Cottage, Bedfordshire.

2.2 It was not however possible to do the same for the Heritage Assets within the specified settlements referred to in the first reason for refusal as the details of the debate were less clear in this respect. The Council's advocate has therefore advised that clarification should be sought from Members regarding which Heritage Assets in the specified settlements they were concerned about when they took the decision to refuse the application. As noted the basis for this is to ensure the reason for refusal is clear and therefore the risk of a claim for costs is reduced.

3.0 Heritage Advice

3.1 The Council's expert heritage witness for the forthcoming Public Inquiry has assessed the relationship of the windfarm to surrounding Heritage Assets within the specified settlements within East Northamptonshire. He has advised that in his opinion there is evidence to support the case that the windfarm would have an adverse impact on the following Heritage Assets:

- The Cottage, Chelveston
- Church of St John the Baptist, Duchy Farmhouse, Manor Farmhouse, Barn at Manor Farm and Poplar Farmhouse(including associated farmbuildings) in Caldecott
- Church of St Peter, Newton Bromswold.

3.2 In relation to Heritage Assets outside East Northamptonshire, as Bedford Borough Council have only refused the application on the basis that the windfarm would have a harmful impact on Yelden Church this is the only Heritage Asset that has been considered on the basis of advice from the council's advocate.

3.3 The detailed assessment of the Council's expert witness is attached to this report.

3.4 Members views are sought regarding whether these are the Heritage Assets that they were concerned about when they made the decision to refuse the application and whether these are the specific Heritage Assets to be referred at appeal.

5.0 Equality and Diversity Issues

5.1 There are no equality and diversity implications arising from the proposals.

6.0 Legal Implications

6.1 It is important that the Council has a robust and clear case to defend at the forthcoming Public Inquiry and therefore a decision is required on this specific issue.

7.0 Risk Management

7.1 The council's advocate has advised that if the Committee does not identify the specific Heritage Assets that it was concerned about then the appellant is very likely to argue that the Council's case is unclear.

8.0 Financial Implications

8.1 If the appellant were able to argue that the Council's first reason for refusal is unclear and therefore resulted in abortive costly work then this could potentially be grounds for an award of costs.

9.0 Corporate Outcomes

9.1 Identifying the relevant Heritage Assets will ensure a high quality service delivery and ensure also that the service provides good value for money.

10.0 Recommendation

10.1 The Committee is recommended to resolve that the specific Heritage Assets it was concerned about in the first reason for refusal are:-

- The Cottage, Chelveston
- Church of St John the Baptist, Duchy Farmhouse, Manor Farmhouse, Barn at Manor Farm and Poplar Farmhouse (including associated farmbuildings) in Caldecott
- Church of St Peter, Newton Bromswold
- Church of St Mary the Virgin, Yelden

(Reason: Clarity regarding which Heritage Assets are adversely affected is required to ensure that this Council's case at the forthcoming Public Inquiry is as robust as possible.)

Legal	Power: Town and Country Planning Act 1990				
	Other considerations:				
Background Papers:		Development Control Committee report in relation to application 10/00415/FUL and background correspondence in relation to this.			
Person Originating Report:		Sue Wheatley sjwheatley@east-northamptonshire.gov.uk 01832 742227			
Date:		3 January 2012			
CFO		MO		CX	

(Committee Report Normal Rev. 22)

APPENDIX 1

Chelveston Wind Farm Appeal

Chelveston Airfield, Kimbolton Road, Chelveston,
Northamptonshire, NN9 6AU

East Northamptonshire Council planning application ref. EN/10/00415/FUL

PINS appeal ref. APP/G2815/A/11/2160078

Introduction

Reason 1 of the notice of refusal of planning permission dated 22 March 2010 referred to *the adverse impact of the proposed turbines on specific settlements, many of which contain a number of heritage assets*. The heritage assets were not specified.

In order to defend the reason at appeal, it is necessary to identify the heritage assets that would be adversely affected. Of the settlements listed in Reason 1, the following are in East Northamptonshire:

- Chelveston
- Caldecott
- Chelston Rise
- Newton Bromswold
- Hargrave

The reason for refusal also referred to the settlements of Yelden, Melchbourne, The Deans, and Shelton, which are within Bedford Borough Council's administrative area.

The proposed wind farm straddles the East Northamptonshire/Bedford Borough boundary. Therefore, separate applications for planning permission were made to the respective authorities. In determining the application for planning permission for the part of the proposed wind farm that falls within its area, Bedford Borough Council did not consider the proposal would result in adverse impact on heritage assets in the settlements within its jurisdiction, other than St Mary's Church, Yelden. Consequently, the heritage assets that are considered below, other than St Mary's Church, Yelden, are restricted to those within the district of East Northamptonshire.

East Northamptonshire Council has not published a list of buildings of local architectural or historic interest and no non-designated heritage assets were identified during the processing of the planning application. Consequently, only designated heritage assets are considered. These are all listed buildings, with the exception of one scheduled monument. None of the settlements identified within East Northamptonshire have conservation areas status. There are no registered historic parks and gardens, registered battlefields, or world heritage sites within the settlements identified.

Yelden

Church of St Mary the Virgin (grade I listed building)

The church is a limestone building, predominantly of the fourteenth century, although the nave clerestory and roof are of the fifteenth century. Its west tower has a short broach spire, which gives the building a distinctive profile. The church is located on the western edge of the village, on rising ground. There is a modern housing development to the immediate north and open countryside to the west. The nearest proposed turbine would be just over a kilometre to the north-north-west.

The church would be seen in tandem with the proposed turbines from various points within the village, from points beyond Yelden on the approaches from Swineshead and Newton Bromswold, and from public footpaths to the south and east of the village. There would be an adverse effect on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a major/moderate impact. Bedford Borough Council has referred specifically to the harm that would be caused to the setting of St Mary's Church, Yelden, in its reasons for refusal of the part of the proposed wind farm that falls within its area.

Chelveston

The Cottage, The Green (grade II listed building)

This is a small, two storey white painted limestone building with a steeply pitched thatched roof, that stands at the west end of The Green with an outlook directly towards the proposed turbines, a little over a kilometre from the nearest. The Cottage is a key component part of the group of the mainly traditional buildings that define The Green.

Tandem views of the building and the proposed turbines will not be possible but the turbines will intrude into The Green streetscene, at the wide eastern end of the space. Consequently, there will be an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a moderate/minor impact.

Caldecott

Church of St John the Baptist, Caldecott Road (grade II* listed building)

The limestone parish church dates from the mid thirteenth century, with adaptations in the fourteenth and seventeenth centuries. The building was restored by EF Law in 1849. A substantial three-stage tower, dating from the thirteenth century is attached at the east end of the north aisle.

The listed building is situated on the west side of Caldecott Road, with open countryside on the opposite side of the road. The church stands in well treed grounds but will be visible in tandem views with the proposed turbines from public footpaths to the west. The outlook from the churchyard is directly towards the proposed development. Consequently, there will be an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a moderate/minor impact.

Duchy Farmhouse, Bidwell Lane (grade II listed building)

Duchy Farmhouse is a two-storey coursed limestone building with a slate roof that dates from 1633 but was substantially altered and extended in the nineteenth century. It stands at the western end of Bidwell Lane and forms the westerly of a group of three listed farmhouses that line the south side of the lane. Open farmland extends to the south and west.

The proposed turbines, a little over a kilometre to the east, will be prominent in views of the listed farmhouse from positions to its west, where a public footpath runs south from the sharp bend in Bidwell Lane. Consequently, there will be an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a moderate/minor impact.

Manor Farmhouse and Barn at Manor Farm, Caldecott (both grade II listed buildings)

Manor Farmhouse is an L-plan two-storey coursed limestone building with a replacement concrete tile roof, that dates from the early eighteenth-century. Two rear wings are of different date. Its main front faces north. The separately listed

threshing barn adjoins to the immediate west. The barn is a coursed limestone structure with a clay pantile roof. Manor Farm occupies the eastern half of Bidwell Lane and forms the central part of the group of three adjacent farms that line the south side of the lane and the adjoining Caldecott Road. Open farmland extends to the south.

The proposed turbines, a little over a kilometre to the east, will be visible in views of the listed farmhouse and barn from positions to their immediate west. Consequently, there will be an adverse impact on the setting of the listed buildings. The Environmental Statement submitted with the planning application predicted a moderate/minor impact.

Poplar Farmhouse, Caldicott Road (grade II listed building)

Poplar Farm forms the most easterly of the group of three farms. Poplar Farmhouse is a two-storey coursed limestone, double-pile building with a slate roof. It probably dates from the late seventeenth century, with adaptations from the eighteenth to the twentieth centuries. The principal façade faces east over open farmland, directly towards the proposed turbines. A range of associated limestone farmbuildings, including an impressive barn that abuts Caldecott Road, constitute part of the listed building.

Notwithstanding the presence of trees along the roadside, the proposed turbines a little over a kilometre to the east, will have an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a moderate/minor impact.

Chelston Rise

There are no heritage assets at Chelston Rise.

Newton Bromswold

Church of St Peter, Church Lane (grade I listed building)

The coursed limestone and plain tile roofed parish church dates from the mid-thirteenth to mid-fourteenth centuries and was restored in 1879. The church has a steeply pitched roof and an elegant, slender, octagonal spire rising from its west tower. The parish church stands in an elevated position.

The proposed turbines, the closest of which will be about 1.5 km to the north, will be visible from the churchyard across intervening lower land. The parish church is a prominent feature due to its elevated siting and a number of tandem views of the proposed turbines and the listed building will be possible from public footpaths to the south. Consequently, there will be an adverse impact on the setting of the grade I listed building. The Environmental Statement submitted with the planning application predicted a moderate impact.

Churchyard Cross Base approx. 3 metres South of Nave of St Peter's Church (grade II listed building)

This small relic would be completely shielded from the proposed development by the church. Consequently, there will be no adverse affect on its setting. The Environmental Statement submitted with the planning application predicted no impact.

No. 10 Church Lane (grade II listed building)

This small cottage with a steeply pitched plain tile roof has a datestone of 1801 but appears to date from the mid eighteenth century. The building faces south-east, and has rising ground on its north side. The rear side that faces towards the proposed turbines is blank. Views towards the proposed turbines from Church Lane would be screened by adjoining buildings, trees, and rising land. The Environmental Statement submitted with the planning application predicted minor impact on the grounds that it may be possible to glimpse three turbines between gaps in adjacent buildings. This is unlikely. However, it would be possible to see the end of this slender building and the turbines from the churchyard although the two would be widely separated. Consequently, it is concluded that there will be negligible adverse affect on the setting of no. 10 Church Lane.

Higham Park Farmhouse (grade II listed building) and the Great Lodge Moated Site (scheduled monument)

These two heritage assets are located approximately 2km to the south-west of Newton Bromswold but are within the parish boundary. The limestone and plain tile Higham Park Farmhouse is a former manor house, mostly of sixteenth and seventeenth-century fabric. Large utilitarian farm buildings stand to the immediate north-east of the listed building. These would completely screen views towards the proposed turbines.

The Great Lodge Moated Site is located to the immediate east of the Higham Farm buildings. The large rectangular moat, which is still in water, was the site of a medieval house, first recorded in 1327, which formed part of the estate of Higham Ferrers Castle. The moated site is a low-level feature, which is partly overgrown with

trees and bushes. It would not be possible to appreciate the feature and the proposed turbines in tandem. Long distance views out from the monument would not be of relevance.

The Environmental Statement submitted with the planning application predicted minor impact in winter and none in summer for the farmhouse and minor impact on the moated site. For the reasons given, it is not considered there will be any material adverse affect on the setting of either heritage asset. In settlement terms, Higham Park Farmhouse and the Great Lodge Moated Site relate physically more to Rushden and its Higham Park appendage than Newton Bromswold.

Hargrave

Church of All Saints and Chest Tomb Attached to North Aisle, Church Street (grade II* listed building)

The limestone parish church with a mixture of plain tile and lead roofs dates from the late twelfth to mid thirteenth centuries, with fourteenth-century elements. The church was restored and the tower rebuilt in 1868-70. Its broach spire rising from the west tower is a particularly fine feature. The attached stone coffin stands on a plinth.

The proposed turbines will not be visible from the churchyard or viewpoints close to the church in the village due to heavy tree planting, including evergreens, to the south and south-west of the listed building. However, there will be some tandem views of the church spire and the proposed turbines from public footpaths on higher ground to the north and east of the village. Consequently, there will be an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a moderate impact.

Five chest tombs and a stone coffin within All Saints Churchyard, Church Street (grade II listed buildings)

These low level features are covered by three separate list entries. There is no intervisibility with the proposed turbines. Consequently, there will be no adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted no impact.

Churchlands, Church Street (grade II listed building)

Churchlands is a former rectory which stands in a large garden with mature planting, to the immediate west of All Saints Church. The substantial limestone and plain tile

roofed two-storey building dates from the seventeenth century. Its main front faces east towards the churchyard.

The mature garden planting, which includes a high proportion of evergreens, comprehensively screens views towards the proposed turbines. Consequently, there will be no adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted minor impact. It should be noted that this was a group assessment for the domestic listed buildings in the centre of Hargrave.

The Nags Head Public House and Box Tree Cottage (grade II listed buildings)

The Nags Head PH is a timber-framed and thatched two-storey building, with a brick and plain tile addition, that stands at the centre of the village. The mid seventeenth to eighteenth-century building with nineteenth-century adaptations has a southerly orientation towards the proposed turbines, which would be over 2km away. Views in that direction would be screened by All Saints Church, its churchyard planting.

Box Tree Cottage is a substantial, wide-fronted timber-framed and cob building with a thatched roof, which stands a short distance to the west of and is of similar date to the Nag's Head. Churchlands, the former rectory, and its verdant garden planting is to the immediate south and would screen views towards the proposed turbines.

It would not be possible to see the proposed turbines and either of the listed buildings in tandem, from the higher ground to the north. Consequently, there would be no adverse impact on the setting of the two listed buildings. The Environmental Statement submitted with the planning application predicted minor impact. It should be noted that this was a group assessment for the domestic listed buildings in the centre of Hargrave.

Wildacre, Church Street (grade II listed building)

This late seventeenth/early eighteenth-century timber-framed single storey house with attic rooms is located to the west of the main part of Hargrave. The building is sited above street level and enjoys views towards the proposed turbines over open countryside. Trees along the nearby brook would partially screen the proposed development.

It would not be possible to view the listed building in tandem with the proposed turbines due to substantial tree planting to the immediate north of the listed building. Consequently, there would be at worst only a minor adverse impact on the outlook from Wildacre. The Environmental Statement submitted with the planning application predicted minor impact. It should be noted that this was a group assessment for the domestic listed buildings in the centre of Hargrave.

Hillstone Cottage, Brook Street (grade II listed building)

Hillstone Cottage is a substantial, wide-fronted, coursed limestone two-storey mid eighteenth-century, farmhouse with a plain tile roof. The building is part of the free-standing Bottom Farm group, which is located to the north-west of the village. The building is orientated approximately west-east. Whilst conifers and poplar trees provide some screening close to the building, open countryside extends over gradually rising land in the direction of the proposed development.

The proposed turbines would be visible in views of Hillstone Cottage from Brook Street and from a bridleway on rising land to the north. Consequently, there will be an adverse impact on the setting of the listed building. The Environmental Statement submitted with the planning application predicted a minor impact.

Conclusion

The heritage assets to which Reason 1 of refusal notice reference EN/10/00415/FUL refers are:

Yelden: Church of St Mary the Virgin

Chelveston: The Cottage

Caldecott: Church of St John the Baptist; Duchy Farmhouse; Manor Farmhouse; Barn at Manor Farm; and Poplar Farmhouse (including associated farmbuildings);

Newton Bromswold: Church of St Peter

Hargrave: Church of All Saints; Wildacre; and Hillstone Cottage



TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER

APPLICATION NO: 10/00484/MAF

To: Chelveston Renewable Energy Ltd
c/o Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA
United Kingdom

Bedford Borough Council *HEREBY REFUSES PLANNING PERMISSION* for the development as set out below and in accordance with the application and plans received on 24 March 2010.

APPLICANT : Chelveston Renewable Energy Ltd

LOCATION : Chelveston Airfield Kimbolton Road Chelveston Northampshire

PARTICULARS OF DEVELOPMENT :

Construction and use of 4 (four) wind turbines, each 125m high to blade tip, and one anemometer mast (80m high) including construction of access tracks, turbine bases and laying of underground cables

PLEASE TAKE IN ATTACHED REASONS FOR REFUSAL AS SPECIFIED OVERLEAF

Signed:

P Rowland
Assistant Director (Planning and Housing)

Dated: 29 March 2011

Town Hall,
St. Paul's Square, Bedford MK40 1SJ
Telephone (01234) 267422 Fax (01234) 221606

Application No : 10/00484/MAF

- 1 The proposed wind turbines, by reason of their scale and number and prominent siting on a raised plateau in an otherwise relatively unspoilt landscape, would result in an unacceptable impact on the landscape contrary to saved Policies BE7(i) and BE30(i) of the Adopted Bedford Local Plan 2002 and to Policies CP21(iii) and CP24 of the Adopted Bedford Core Strategy and Rural Issues Plan 2008.
- 2 In the opinion of the Local Planning Authority the scale and number of turbines and their proximity to the residential properties known as Manor Farm, Silcombe House and Top Cottage would result in an unacceptable and significant harmful impact on the living conditions of the occupiers of those properties. The proposal would therefore be contrary to saved Borough Local Plan Policy BE30 and Policy CP2 of the adopted Bedford Borough Core Strategy and Rural Issues Plan and the aim of PPS 1 that everyone should have the opportunity of a decent home.
- 3 The proposed wind turbines, by reason of their scale and number, would result in harm to the setting of the nearby Grade 1 listed St. Mary's church Yelden contrary to saved Policy BE21 of the Adopted Bedford Local Plan 2002, to Policies CP21(iv) and CP23 of the Adopted Bedford Core Strategy and Rural Issues Plan 2008 and Policies HE1.3, HE9.4 and HE10.1 of Planning Policy Statement 5 'Planning for the Historic Environment'.

Please note the application has been determined with the following policies taken into consideration and any relevant supplementary planning guidance:

Policy: BE07	Description: Impact of Renewable Energy Schemes	Document: Bedford Borough Local Plan
Policy: BE11	Description: New Development in Conservation Areas	Document: Bedford Borough Local Plan
Policy: BE21	Description: Setting of Listed Buildings	Document: Bedford Borough Local Plan
Policy: BE23	Description: Protection of Archaeology	Document: Bedford Borough Local Plan
Policy: BE26	Description: Historic Parks and Gardens	Document: Bedford Borough Local Plan
Policy: BE24	Description: Protection of Ancient Monuments	Document: Bedford Borough Local Plan
Policy: BE25	Description: Recording of Archaeology	Document: Bedford Borough Local Plan
Policy: BE30	Description: Control of New Development	Document: Bedford Borough Local Plan
Policy: BE38	Description: On and Off Site Landscaping	Document: Bedford Borough Local Plan
Policy: BE39	Description: Landscaping Schemes	Document: Bedford Borough Local Plan
Policy: BE40	Description: Trees	Document: Bedford Borough Local Plan
Policy: NE06	Description: Woodland	Document: Bedford Borough Local Plan
Policy: NE08	Description: Compensation for Environmental Losses	Document: Bedford Borough Local Plan
Policy: NE12	Description: Early Landscaping	Document: Bedford Borough Local Plan
Policy: NE13	Description: Landscape Safeguards	Document: Bedford Borough Local Plan

Application No : 10/00484/MAF

Policy: LR10	Description: Access to the Countryside	Document: Bedford Borough Local Plan
Policy: CP2	Description: Sustainable Development Principles	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP13	Description: the countryside & development within it	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP21	Description: Designing in quality	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP22	Description: Green infrastructure	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP23	Description: Heritage	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP24	Description: Landscape protection and enhancement	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP25	Description: Biodiversity	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP26	Description: Climate change and pollution	Document: Core Strategy & Rural Issues Plan 16-Apr-08

*Please note the following are the refused plan(s) detail(s):
(If any further amendments are approved/refused following this decision you will need to check on our Website or contact the Local Planning Authority for details)*

Plan type:Planning Statement	Plan ref: :P1	Version: :V1	Received: 04-Mar-10
Plan type:Proposed Elevations	Plan ref: :1008-B	Version: :V2	Received: 04-Mar-10
Plan type:Proposed Elevations	Plan ref: :1009-B	Version: :V3	Received: 04-Mar-10
Plan type:Technical Data	Plan ref: :CREL1049-A	Version: :V7	Received: 04-Mar-10
Plan type:Technical Data	Plan ref: :CREL1050-C	Version: :V8	Received: 04-Mar-10
Plan type:Technical Data	Plan ref: :CREL1051-D	Version: :V9	Received: 04-Mar-10
Plan type:Technical Data	Plan ref: :CREL1056-0	Version: :V10	Received: 04-Mar-10
Plan type:Location Plan	Plan ref: :CREL1052-A-BBC	Version: :V11	Received: 04-Mar-10
Plan type:Design and Access Statement	Plan ref: :P2	Version: :V12	Received: 04-Mar-10
Plan type:Environmental Impact Assessment	Plan ref: :P3	Version: :V13	Received: 04-Mar-10
Plan type:Flood assessment	Plan ref: :P4	Version: :V14	Received: 04-Mar-10
Plan type:Site Layout as proposed	Plan ref: :CREL 1014 -P-BBC	Version: :V15	Received: 22-Jul-10
Plan type:Site Layout as proposed	Plan ref: :CREL 1014-P	Version: :V16	Received: 22-Jul-10
Plan type:Environmental Impact Assessment	Plan ref: :P5	Version: :V17	Received: 22-Jul-10
Plan type:Block plan	Plan ref: :CREL 1061-0	Version: :V18	Received: 22-Jul-10
Plan type:Visibility plan	Plan ref: :5.81	Version: :V20	Received: 04-Jan-11
Plan type:Environmental Impact Assessment	Plan ref: :P6	Version: :V19	Received: 29-Oct-10

Date of decision: 28 March 2011