

Planning Statement

Outline planning application for the erection of two new dwellings at Pink Foot Lodge, Marsh Road, Gedney Drove End, Spalding, PE12 9PJ

Statement prepared by Mr James C L Cann (Planning Direct) on behalf of his client, Mr James Fennelow.

Date: 19th February 2018

Contents

Instructions	5
Description of development site and surroundings	5
The proposal	7
National Planning Policy Framework	9
Local planning policies	11
5-year housing position	15
Access and parking	17
Residential amenity	19
Character and appearance	19
Flood Risk Assessment	21
Sequential test	23
Exception test	23
Open countryside	25
Sustainability	27
Commentary	29

Instructions

Planning Direct has been instructed to submit an outline planning application on behalf of its client, Mr James Fennelow (the applicant).

It is the intention of our client to construct two new build dwellings on the application site at Pink Foot Lodge, Marsh Road, Gedney Drove End, Spalding, PE12 9PG which is in his ownership.

Description of development site and surroundings

The application site, which measures 600 sqm in area, is identified on the enclosed site location plan within the red boundary line and consists of open land on the south western side of Marsh Road in Gedney Drove End.

The village of Gedney Drove End, which is positioned close to The Wash, is located approximately 6 miles to the north east of Long Sutton and a similar distance from the A17. The majority of residential development within the village is located along its two main roads, Marsh Road and Main Road in a predominantly linear form.

The site is located amongst a cluster of existing, road facing, residential dwellings which are a variety of single and double storey buildings. A disused railway carriage is positioned on the north eastern part of the site, which is partially hidden from the view of passers by due to the overgrowth on front part of the site.

The site is located within the red line boundary of the settlement of Gedney Drove End according to Inset Map No 43 of the South Holland Local Plan, however the village is defined as an 'Other Rural Settlement' as set out within Policy SG3. In relation to the village the local authority has applied the the following statement 'Retain boundaries but with no, or minor changes and minimal opportunities for infill development' in the Settlement Boundaries Background Paper of the South East Lincolnshire Local Plan 2011-2036 consultation documents.

The site is located within Flood Zone 3a according to the Environment Agency's online planning flood map system. It is noted that the majority of potential sites within the South Holland district are located within Flood Zone 3a. In accordance with the NPPF a Flood Risk Assessment (FRA) has been undertaken to accompany the application.

The site is not identified as being located within a designated Conservation Area or in close proximity to a listed building.

Planning Direct has been unable to identify the planning history of the site from South Holland's online search facility.

The proposal

The applicant is proposing to remove the existing disused railway carriage on the site and erect a pair of detached two bedroom chalet bungalows.

A site location plan, existing block plan and proposed block plan have been included as part of the outline application. The precise details of the proposed dwellings to include elevation plans and floor plans will be submitted under a reserved matters approval application. Each dwelling will be served by separate vehicular access on to Marsh Road and one car parking space to the side of each dwelling will be provided.

The applicant is willing to enter into discussions with the Council to establish principles in relation to the proposed design of these dwellings prior to a reserved matters approval application being submitted.

The applicant is committed towards ensuring that the design and internal layout of the dwellings will fully incorporate all the recommendations contained within the FRA to safeguard against the moderate risk of a tidal flood event occurring. The applicant is willing to accept these recommendations as a mandatory condition of any forthcoming outline planning consent.

National Planning Policy Framework

The main framework which underpins national planning policy is the National Planning Policy Framework (NPPF) May 2011.

The NPPF covers the Government's attitude to development across England and Wales. It is the starting point for all planning policy and is of particular importance where a local authority cannot demonstrate it has a five year supply of housing land.

A golden thread runs through the NPPF where there is a 'presumption in favour of sustainable development'. This key phrase underpins all planning policy with the principle that development should be permitted where it is sustainable.

The NPPF requires a positive approach to development, as established in the statement (Planning for Growth), and other ministerial statements, the emphasis being on positive planning based on sustainable development.

The NPPF requires local authorities both to have an up to date plan in place and have a five-year supply of housing land sufficient to meet need.

Paragraph 7 provides 'there are three dimensions to sustainable development: economic, social and environmental.'

Paragraph 14 provides 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

Paragraph 49 provides 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'

Paragraph 103 provides 'When determining planning applications, local authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of the lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.'

Paragraph 187 provides 'Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.'

Local planning policies

The following local planning policies published within the existing South Holland District Council (SHDC) Local Plan are considered to be relevant to the application:

Policy SG1- General Sustainable Development

Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

- 1) the quality of life for residents is unimpaired or enhanced;
- 2) reasonable measures have been taken to conserve energy and natural resources; and
- 3) South Holland's essential character and main environmental assets are not damaged.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Policy SG3 - Settlement Hierarchy

For the purposes of controlling and regulating development, and also to reflect the wider functions of settlements the following hierarchy will be applied:

- 1) Main Town - Spalding is defined as the District's principal urban settlement. It will be the main location for new development.
- 2) Area Centres - The towns of Holbeach, Long Sutton, Sutton Bridge and Crowland and the main village of Donington are defined as Area Centres. They will continue to provide for housing, employment and commercial development to support their roles as service centres for surrounding rural areas.
- 3) Group Centres - The villages of Cowbit, Deeping St Nicholas, Fleet Hargate, Gedney Hill, Gosberton, Moulton, Moulton Chapel, Pinchbeck, Sutton St James, Weston and Whaplode will act as local service centres for the surrounding rural area. New development should support or improve their role as a focus for local social and economic activity, having regard to their role within clusters or groups of settlements.

4) Other Rural Settlements - In all other rural settlements (as shown on the proposals map) only a very limited amount of new development will be permitted and only in exceptional circumstances to meet demonstrated local needs and where the location of the development is well related to the built up area of the settlement

Policy SG4 - Development in the Countryside

Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:

- 1) the need for the development in that location outweighs its impact; and
- 2) no other site or solution exists to accommodate the proposed development

Policy SG9 - Development and Flood Risk

In areas of flood risk planning permission will only be granted where a flood risk assessment has been carried out and submitted to the Council. Proposals shall, where necessary, include details of measures designed to reduce the risk and consequences of flooding.

For permission to be granted the Strategic Flood Risk Assessment and site specific assessment will need to demonstrate how the proposed development will be defended from flooding for its proposed life, taking into account proposed mitigation measures.

Built development that would be at high risk of flooding, or which may be subject to rapid inundation, will not normally be permitted unless exceptionally required for operational reasons.

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Development generating surface water run-off, likely to result in increased flood risk, will be permitted provided that:

- 1) The development's surface water management system accords with sustainable development principles and has been designed as part of the development layout; and
- 2) The system will effectively control and adequately mitigate or attenuate any adverse effects from surface water run-off on people, habitats of acknowledged importance and property; and
- 3) Developers can ensure long term maintenance of the drainage systems, where necessary through planning obligations.

Where this is not possible the developer will be required to implement an alternative method of surface water disposal that is to the Council's satisfaction.

Policy SG14 - Design and Layout of New Development

New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be

supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:-

- 1) local distinctiveness;
- 2) the choice of materials;
- 3) the historic pattern of development in the locality;
- 4) the relationship of the development to the character, form and scale of existing buildings nearby;
- 5) the scale, form and height of the proposed development;
- 6) architectural detailing;
- 7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light;
- 8) planting and measures to promote biodiversity;
- 9) the layout of vehicular access, parking and manoeuvring facilities and the provision of facilities for cyclists and pedestrians;
- 10) the needs of disabled persons;
- 11) the use of sustainable materials and methods of construction;
- 12) measures to reduce the potential for crime and disorder.

Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted.

Policy SG16 - Parking Standards in New Development

Development proposals will be required to provide appropriate parking and servicing arrangements.

Parking will be required in the form of residential or operational car and cycle spaces, which shall be provided in accordance with the maximum parking standards appended. Where appropriate, provision will be assessed as an average across the development rather than on a plot by plot basis.

The precise level of provision will be determined by negotiation to reflect the proposed use, its location and potential for access by public transport.

Policy SG17 - Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity. In considering proposals the following criteria will be taken into account:-

- 1) the extent of any overlooking or loss of privacy;
- 2) the extent of any overbearing or overshadowing effect;
- 3) potential noise nuisance including that associated with vehicular activity;
- 4) the levels of smell, emissions and pollutants.

Policy HS7 - New Housing in the Open Countryside including Other Rural Settlements

Outside the defined settlement limits of Spalding, Area Centres and Group Centres, new housing development will only be permitted where:

- 1) it is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or

2) the proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

5-year housing position

In determining this outline application it is important to consider whether SHDC can demonstrate it has a 5-year supply of housing land.

SHDC undertook a 5-year Housing Land Supply Assessment on 28th February 2017. The report was set out to establish SHDC's 5-year land supply position in accordance with the NPPF.

The report demonstrated that the 5-year housing requirement between 1st March 2017 and 28th February 2022 was 4,398 homes, compared with 2,864 homes identified on developable sites within the same period. A shortfall of 1,12 homes was confirmed by the Council equating to a 3.25 year supply of housing land.

As it is confirmed that the local planning authority does not currently have a 5-year supply of housing land, it is deemed that less weight should be applied to existing local planning policies in accordance with paragraph 49 of the NPPF. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.

This, as the council is aware, is important as local planning policies that prevent planning applications of housing from being approved carries less weight where a council does not have a demonstrable 5-year housing supply. Furthermore the NPPF 'presumption in favour of sustainable development' carries more weight.

A recent legal case has made the position of this application that much more positive.

A Court of Appeal decision (17th March 2016) made by Lord Justices Jackson, Vos and Lindblom which concerned the meaning of the NPPF requirement '(relevant' policies) for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites' has relevance here.

The long judgement is summed up by the Court of Appeal: 'In our view the meaning of those words, construed objectively in their proper context, is 'relevant policies affecting the supply of housing' a policy.....relevant either because it is a policy relating specifically to the provision of new housing in the local planning authority's area or because it bears upon the principle of the site in question being developed for housing.....the concept extends to plan policies whose effect is to influence the supply of housing land by restricting the locations where new housing may be developed - including, for example policies for the Green Belt (and other national constraints) and various policies whose purpose is to protect the local environment in one way or another by preventing or limiting housing development. It reflects the reality that policies may serve to form the supply of housing land either by creating it or by constraining it - that policies of both kinds make the supply what it is.'

The effect of the judgement is to make the presumption in paragraph 14 of the NPPF engaged (the presumption in favour of sustainable development) and of far greater weight than any local policy restricting housing growth such as policies SG3, SG4 and HS7.

Planning Direct believes this application for a small rural development on this infill site is a strong one in the context of local policy, however local policy is largely disapplied due to the 5-year housing supply situation.

Whilst equally we believe this application passes national policy requirements (which are less specific) it would we believe be improper for SHDC to refuse this application on local planning policy grounds (should any such grounds be recognised) as local policy is disapplied.

Despite this we have attempted to ensure the application adheres to local and national policy requirements

Access and parking

It is proposed that vehicular access into the site will be created from Marsh Road which will provide high quality visibility splays. It should be noted that existing and established vehicular access points exist on the south western side of this road either side of the proposed access, which serves existing residential dwellings.

The proposal will provide sufficient parking for these dwellings with the one car parking space per dwelling. This provision will adhere to the minimum parking standards as set out within the latest publication of the Lincolnshire County Council Parking Standards.

It is not considered that the addition of two new dwellings at this location will result in a significant increase in vehicles entering the road traffic network. It is considered that the proposal adheres to the adopted parking standards which requires a maximum average of two spaces for dwellings with three or less bedrooms (see table below). The proposed dwellings would have two bedrooms each so one car parking space per dwelling is deemed to be sufficient.

The stretch of Marsh Road in closest proximity to the site is considered to be safe based on data available on Crashmap (the online road traffic accident database). During the past five years there have been no road traffic accidents recorded at or near the application site. The relevant search from Crashmap is enclosed at **Appendix 1**.

It is therefore considered that the application duly complies with the relevant Highways requirements and Lincolnshire County Council guidelines. As the proposal would be acceptable in terms of traffic generation and road safety in the surrounding area it is also considered to comply with policy SG2 in this regard.

Appendix 2

MAXIMUM CAR PARKING STANDARDS

a modified version of Lincolnshire County Council's Development Guide on Transport and New Development Issues in Lincolnshire (January 2005)

TYPE OF DEVELOPMENT	MAXIMUM STANDARD	NOTES
RESIDENTIAL		
Houses and Flats (including Aged Person Dwellings)	<u>In Spalding and the Area Centres:</u> A maximum on average of 1.5 spaces per dwelling <u>In the rest of the District:</u> A maximum on average of 2 spaces for dwellings with 3 or less bedrooms and 3 spaces for dwellings with 4 or more bedrooms.	The Area Centres comprise the towns of Holbeach, Long Sutton, Sutton Bridge and Crowland and the main village of Donington. A garage plus the space immediately in front count as one space.

Residential amenity

It is considered that the proposal will not create issues in relation to the amenities enjoyed by existing and future occupiers of neighbouring residential properties. In particular it is inconceivable that the dwellings will cause a detrimental impact to neighbouring amenity in relation to overlooking, overshadowing, creation of noise and access to daylight/sunlight.

The front elevations of the dwellings are proposed to face Marsh Road in a similar fashion to the neighbouring properties.

In terms of garden amenity provision there will be sufficient space within the respective plots, particularly at the rear, to serve these two bedroom dwellings.

The dwellings will be provided with a car parking space each and it is not considered that a minor development of two dwellings would lead to a significant increase in vehicles accessing the local traffic network.

In summary the proposal complies with policy SG17 as it will not:

- create overlooking or loss of privacy
- create issues relating to overshadowing
- create potential noise pollution, smells and emissions

Character and appearance

It is considered that the proposal will produce a development that is entirely in keeping with its surroundings.

The site is located within an existing residential frontage along the south western side of Marsh Road. The front elevations of the existing dwellings on both sides of Marsh Road face the highway and the proposed dwellings will do likewise. The neighbouring dwellings comprise a variety of single and double storey buildings and it is duly considered that the development of chalet bungalows compliments the built form of the area. Furthermore the scale and form of the development is considered to be in keeping with the surrounding area.

Further details in relation to the design and appearance of the dwellings will be submitted as part of the reserved matters approval application.

The positioning of the proposed dwellings within their plots is considered to align with the building line of the neighbouring properties.

Although additional detail will be provided at reserved matters approval stage it is considered that this outline application complies with policy SG14.

Flood Risk Assessment

The site located within Flood Zone 3a according to the Environment Agency's Flood Maps for Planning as published on their website.

In accordance with the NPPF the applicant instructed a FRA to be undertaken which was subsequently produced by Argyll Environmental (**Appendix 2**).

The report was produced in order to:

- Assess whether the site is likely to be affected by flooding from various sources.
- consider the impacts of climate change on flood risk at the property.
- provide an assessment of the vulnerability of the proposed development and its suitability in relation to identified flood risks.
- provide an opinion on the likely impacts of the proposed development on flooding elsewhere.
- provide recommendations on how best to mitigate flood risks on the site in relation to the proposed development.

The report assessed risks in relation to fluvial flooding, tidal flooding surface water flooding, reservoir failure and groundwater flooding as follows:

A low risk classification was applied to fluvial flooding and a negligible classification was applied to surface water, reservoir failure and groundwater. A moderate classification was however applied to tidal flooding and the report sets out recommendations to mitigate against this event occurring as follows:

- The finished floor levels should include a precautionary freeboard of 600mm to account for any irregularities within the floor modelling process. The finished floor levels should be designed at a minimum level of 4.6mAOD.
- A Flood Warning and Evacuation Plan should be prepared prior to development.
- Water resilient materials should be used in the construction of the property.
- High priority doors and ground floor windows and vents should be fitted with demountable floor guards.
- All sleeping areas should be located above ground level to reduce the vulnerability of residents.
- Interior design considerations including raised electric sockets, water compatible flooring materials such as stone or tiles, painted walls and water resistant materials on the ground floor.
- Storage of valuable or sentimental possessions should be on the first floor.

It is concluded that if the above recommendations are adopted, the FRA demonstrates that the flood risks can be sufficiently managed during the most extreme flood events.

The applicant is committed towards ensuring that these mitigating actions are incorporated into any reserved matters approval application. It is therefore considered that the application complies with policy SG9 as measures to manage the tidal flood risks have been incorporated into the application.

Sequential test

The local authority's Strategic Flood Risk Assessment (SRFA) requires a sequential test to be undertaken on proposed development sites which are vulnerable to flood risk. The sequential test is required in order to establish that there are no other suitable locations with a lower risk of flooding that could be used for the proposed 'more vulnerable' development purpose.

Although the FRA identifies the site as being located within Flood Zone 3a, it is confirmed that a large proportion of land within South Holland and the Borough of Boston has a high probability of flooding. Subsequently there are only a limited number of sites within the area that would be suitable for a 'more vulnerable' development.

The recommendations as set out within the FRA would mitigate against the risk of flooding and as such the sequential test should be passed by the local authority for this development proposal.

It is considered that the application adheres to paragraph 103 of the NPPF in this regard.

Exception test

The SFRA also requires an exception test to be undertaken when a 'more vulnerable' development cannot be delivered within Flood Zones 1 or 2. The exception test is required in order to establish that the proposed development would provide wider sustainability benefits to the community that outweigh the potential floor risk and will be safe for its lifetime without increasing the prospect of flooding elsewhere.

It is clear, in the absence of a demonstrable 5-year housing supply within the district, the development would increase the level of housing provision in the community. Furthermore the site is located amongst existing residential dwellings so the use class is considered to be in keeping with its surroundings.

The recommendations as set out within the FRA would mitigate against the risk of flooding and as such it is considered that the exception test should be passed by the local authority for this development.

It is considered that the application adheres to paragraph 103 of the NPPF in regard to exception testing.

Open countryside

As mentioned previously the application site is located within the countryside as the village of Gedney Drove End is identified by the Council as an 'Other Rural Settlement' according to policy SG3. The policy states that within these settlements only a limited amount of new development will be permitted in exceptional circumstances. Furthermore it is highlighted that the proposed development should be well related to the local built environment.

In light of the absence of a 5-year housing supply policy SG3 should be considered 'out of date' as it seeks to restrict housing development in accordance with paragraph 49 of the NPPF that states 'relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.'

Policy HS7 should also be considered out of date as it specifically seeks to restrict residential development within the countryside.

Notwithstanding the above it is clear that the site is an infill parcel of land and the proposal to develop residential dwellings would be consistent with the surrounding built environment. In accordance with policy SG3 the site would address local housing needs (as there is a lack of housing land available within the district) and the location of the development is 'well related to the built up area of the settlement'.

The site is also within the settlement boundary for the village as confirmed within the Settlement Boundaries Background Paper which formed part of the South East Lincolnshire Local Plan 2011-2036 consultation documents. Furthermore this document states, in relation to Gedney Drove End, that the village should 'retain boundaries but with no, or minor changes and minimal opportunities for infill development'. It is therefore duly acknowledged that infill development is appropriate within this village and due to the size of the settlement within the boundary there are only a limited number of potential sites available.

Sustainability

Sustainability is a key issue and the NPPF presumption in favour of sustainable development. In order to demonstrate sustainability the application must satisfy the three tests of sustainability:- economic, social and environmental as set out within the NPPF. This application is considered to satisfy the three tests as follows:

Economic

The proposed development would provide a short term benefit to the local building industry in relation to the construction of the dwellings. The additional dwellings would help to both maintain and enhance local services within the surrounding area such as Gedney Drove End and Long Sutton amongst others. The development of this infill site would not cause detrimental harm to the openness of the countryside due to its location within the settlement boundary of the village among existing residential buildings.

Social

In providing a new dwelling which would contribute towards meeting the Council's housing land supply the second test (social) is met. This is particularly prevalent considering that the Council is currently unable to demonstrate it has a proven 5-year supply of housing land. Policies SG3, SG4 and HS7 which seek to place restrictions on the development of new housing should be considered as out of date. Recent appeal decisions on sites within the countryside have demonstrated that less weight should be applied to such policies in the decision making process.

Environmental

The proposal will not result in the loss of trees or hedges which are considered to be of a high environmental value. It is also not considered that the proposal would lead to a detrimental impact upon the views of the countryside, as open fields cannot be easily seen by passers by through the site from Marsh Road.

Despite the existence of a footpath along Marsh Road the accessibility of the site to local services would be mainly reliant on the motor car, however it should be noted that the location is in close proximity to Long Sutton and the A17. It is notable that recent appeal decisions within the UK have accepted that residents within rural locations will be reliant on the private motor car to access local services and this is considered sustainable.

It is not considered that the development would harm the 'historic environment' as it would not be located in close proximity to a listed building and is not within a designated conservation area.

The minor scale of the proposed development would not result in a significant number of extra vehicles accessing the local road network.

It is therefore considered that this application passes the three tests of sustainability as set out within the NPPF and therefore complies with paragraph 7 of the NPPF and policy SG1.

Commentary

In consideration of this application there are a number of comments to be made in light of local policy, the 5-year housing position and precedent decisions.

The Council does not have a 5-year housing supply and is therefore unable to provide significant weight to any policies that prevent development within the countryside.

Notwithstanding the above it is considered that this proposal adheres to the three test of sustainable development as outlined within the NPPF (Economic, Social and Environmental).

It can be established that although the site is in the countryside, it is an infill site within the defined boundary of the village as set out within the South East Lincolnshire Local Plan 2011-2036 consultation documents.

Furthermore it is evident based on recent appeal decisions, that reliance on the motor car can be considered to be acceptable within countryside locations where development is proposed within or near to a cluster of existing residential dwellings.

Overall the proposal does not cause demonstrable harm to the openness of the countryside and the proposed density of two dwellings at this location is considered to be in keeping with its surroundings.

The FRA concludes that the moderate risk of a tidal flood event can be mitigated against and the applicant duly accepts the recommendations set out within the report.

The proposals would not lead to a detrimental impact upon residential amenity.

In accordance with paragraph 187 of the NPPF we would expect the local planning authority to bring to our attention any potential issues in relation to this application should they arise along with potential solutions.