

DESIGN AND ACCESS STATEMENT

OCTOBER 2017



John Dickie Associates
Chartered Building Engineers
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Tel 07778 297733 jda@ndirect.co.uk

Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Client : Mrs L. Sale Date October 2017 Project No JDA/2017/880

1.0 Introduction :

1.1.1 This statement provides an assessment of the proposals by John Dickie Associates for the construction of five dwelling houses, hard and soft landscaping and garaging at Millhaven, Lowgate, Gedney Lincs PE12 0BL

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006. The Council are

prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the existing setting.

2.0 Planning Policy Backdrop

2.1 National Planning Policy Framework

2.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

2.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

2.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction.

3.0 Regional Planning Policy

3.1.1 The East Midlands Regional Plan (Government Office for the East Midlands (GOEM), 2009) replaced the existing Lincolnshire Structure Plan (Lincolnshire County Council (LCC), 2006) and provides a broad development strategy for the East Midlands up to 2026. The plan recognised the requirement for effective protection or enhancement of the environment.

3.1.2 The East Midlands Regional Plan was revoked by the Secretary of State on 20 March 2013.

4.00 Local Planning Policies

2017 Update on the SHDC Adopted Policies and their Five Year Supply of Deliverable Housing Land :

On 5th July 2011 the South East Lincolnshire Joint Strategic Planning Committee Order 2011 came into force (2011 No.1455). This Order establishes a Joint Strategic Planning Committee (Joint Committee) for the areas of the districts of Boston and South Holland (known collectively as South East Lincolnshire). The constituent authorities are Lincolnshire County Council, Boston Borough Council and South Holland District Council.

The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy

Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development

Policy SG2 - Distribution of Development

Policy SG3 - Settlement Hierarchy

Policy SG4 - Development in the Countryside

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Policy SG14 - Design and Layout of New Development

Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists Policy SG16 -

Parking Standards in New Development

Policy SG17 - Protection of Residential Amenity

Policy SG18 - Landscaping of New Development

Policy HS6 - New Housing in the Group Centres (Non-Allocated Sites)

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

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 14 - The presumption in favour of sustainable development Paragraph 17 - Core planning principles

Section 4 - Promoting Sustainable Transport

Section 6 - Delivery a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG), 2014

5.00 MATERIAL CONSIDERATIONS

The key material issues for considerations in this application are: - Policy;

- Flood risk and drainage;

- Highway safety;

- The appearance and character of the development and likely impact upon residential amenity of nearby residents.

Policy

The site is located outside of the defined settlement limits of Gedney as outlined in the South Holland Local Plan, 2006. In this instance, the relevant policy context is Policy HS7 - New Housing in Open Countryside including Other Rural Settlements. HS7 states that 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.

Policy HS9 - Rural Exception states that on rural sites not identified for development in the Local Plan, affordable housing to meet local needs may be exceptionally permitted. However, due to the size of the proposed development and the likely number of dwellings presented, the applicant will not be required to enter into formal agreements for affordable housing contribution.

The proposal does not comply with Policy HS7. Furthermore, Policies SG2, SG3 and SG4 emphasises the importance of adopting 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. With West Pinchbeck classed as 'other'

rural settlement, 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.

It is felt that the pattern and density of the proposal is well related to the current development along Lowgate. The development proposal, is not considered to result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively - as evidenced by the Street Scene drawing and Site Layout.

At the heart of the National Policy Framework (NPPF), 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 of the NPPF states that "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". In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

The Council cannot currently demonstrate a 5-year supply of deliverable sites as per the provisions of NPPF. In the context of the objectively assessed need identified in the Council's Strategic Housing Market Area Assessment (SHMA), and including a 20% buffer by virtue of a persistent under delivery of housing, the Council can only currently demonstrate a 3.3 year supply of deliverable sites (as of 31/12/16). As per the provisions of Paragraph 49 of the NPPF, the Council's Local Plan policies relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies.

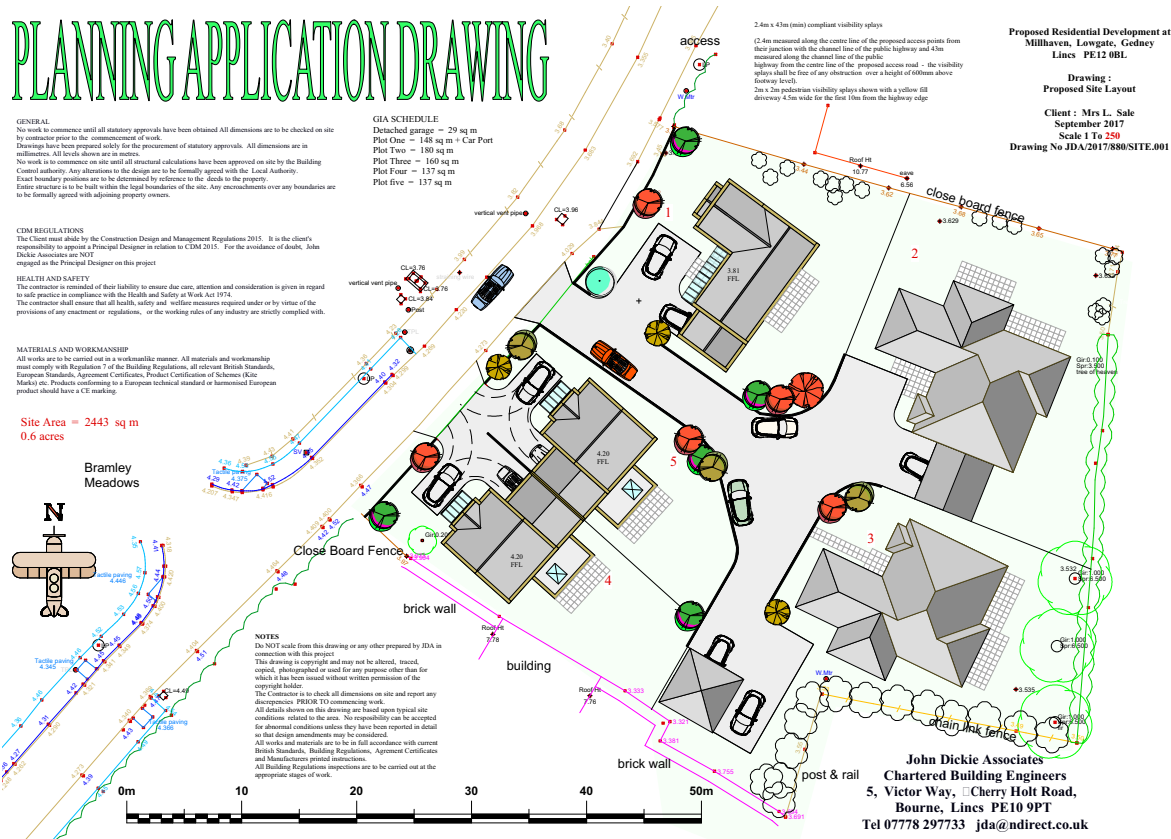
The site (and ex bungalow) is within the built up settlement and we would contend therefore that there is not considered to be a policy objection to the development in principle and on the matter of sustainability when assessed against Policy SG1 of the Local Plan 2006. As such, as per the provisions of the NPPF, we strongly suggest that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. The principle of residential development in policy terms is, in our view, acceptable. The new dwellings proposed are not considered to be excessive or of a nature that would cause significant detrimental harm to the amenity of the area. We consider that residential development in this location would significantly and demonstrably outweigh any dis-benefits of housing development, in this particular location, as per the provisions of the NPPF.

Conclusion on Policy ;

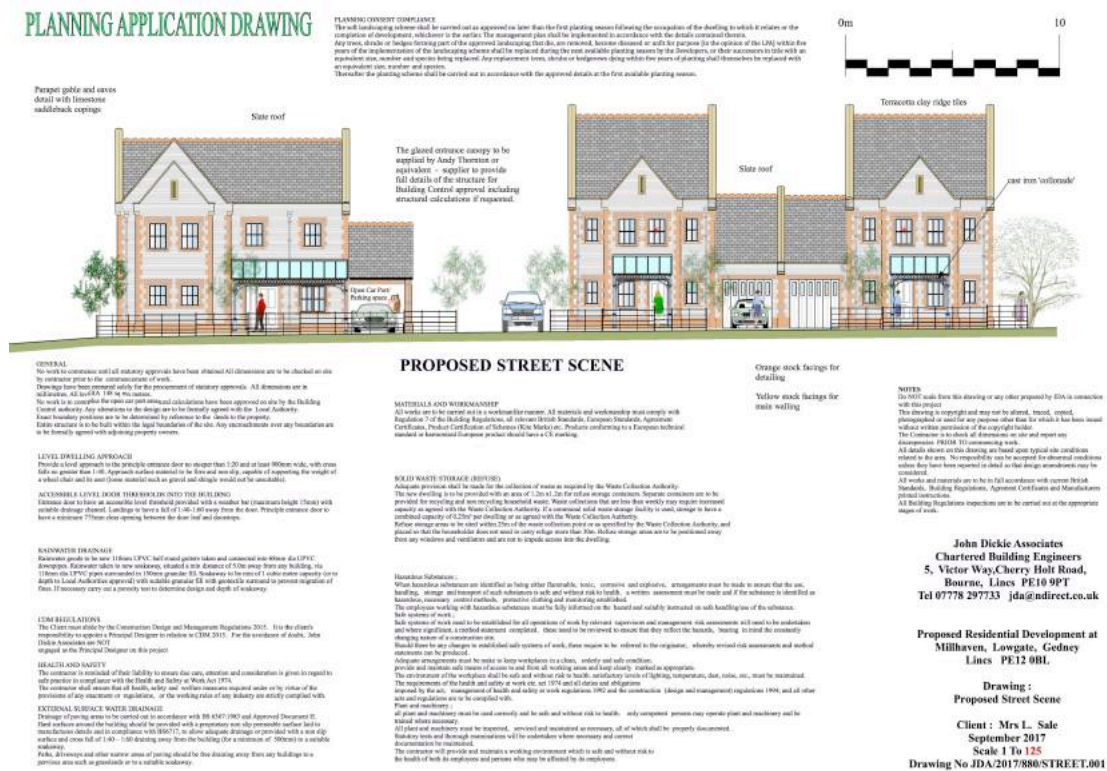
Whilst the development does not wholly comply with local plan policy the lack of a 5 year housing land supply means that the guidance within the NPPF takes precedence and the development is considered to be sustainable in nature and to comply with NPPF guidance and will help deliver much needed housing.

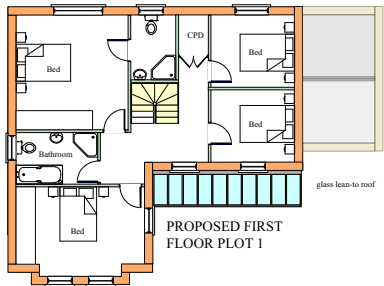
6.0 The Design Solution as Submitted

Site Layout Plan

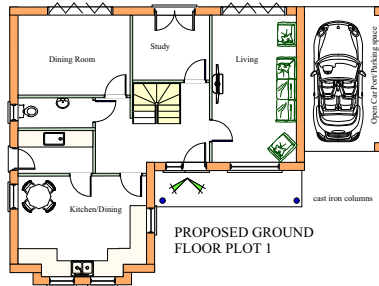


Proposed Buildings

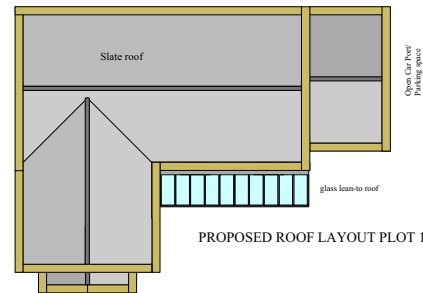




PROPOSED FIRST FLOOR PLOT 1



PROPOSED GROUND FLOOR PLOT 1



PROPOSED ROOF LAYOUT PLOT 1

GIA 148 sq m
plus the open car port area

Terracotta clay ridge tiles

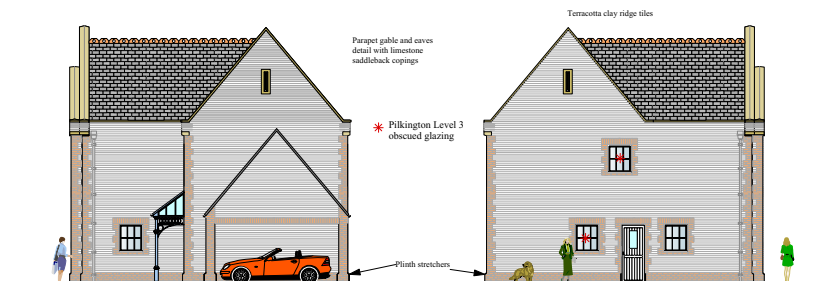


PROPOSED REAR ELEVATION PLOT 1



PROPOSED FRONT ELEVATION PLOT 1

PLANNING APPLICATION DRAWING



PROPOSED SIDE ELEVATION PLOT 1

PROPOSED SIDE ELEVATION PLOT 1

NOTES
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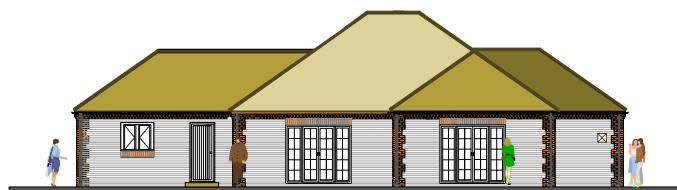
Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Drawing :
Plot One

Client : Mrs L. Sale
September 2017
Scale 1 To 150
Drawing No JDA/2017/880/PLOT 1.001



PROPOSED WEST ELEVATION



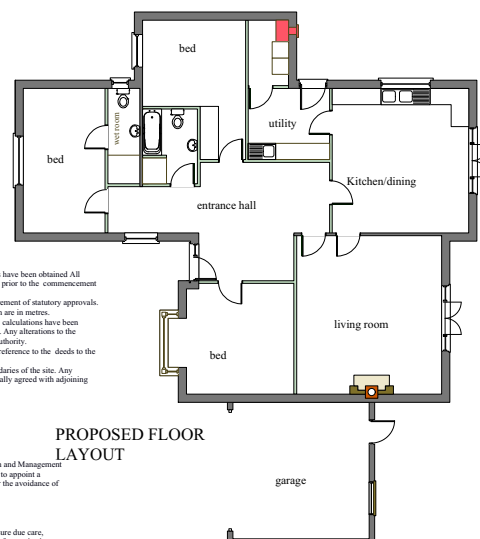
PROPOSED EAST ELEVATION

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Mark) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

GENERAL
No work to commence until all statutory approvals have been obtained. All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimetres. All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved on site by the Building Control authority. Any alterations to the design are to be formally agreed with the Local Authority.
Exact boundary positions are to be determined by reference to the deeds to the property.
Entire structure is to be built within the legal boundaries of the site. Any encroachments over any boundaries are to be formally agreed with adjoining property owners.

CDM REGULATIONS
The contractor must abide by the Construction Design and Management Regulations 2015. It is the client's responsibility to appoint a Principal Designer in relation to CDM 2015. For the avoidance of doubt, John Dickie Associates are NOT engaged as the Principal Designer on this project.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.



PROPOSED FLOOR LAYOUT

PLANNING APPLICATION DRAWING



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

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Proposed Residential Development at
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Drawing :
Plot Two

Client : Mrs L. Sale
September 2017
Scale 1 To 125
Drawing No JDA/2017/880/PLOT 2.001



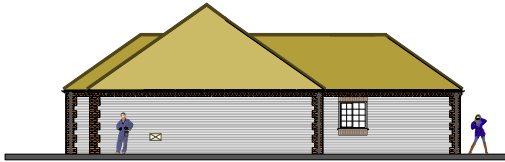
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

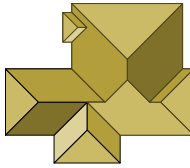


PROPOSED SOUTH ELEVATION



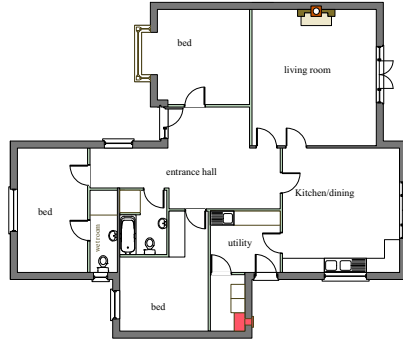
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PROPOSED ROOF LAYOUT

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PLANNING APPLICATION DRAWING



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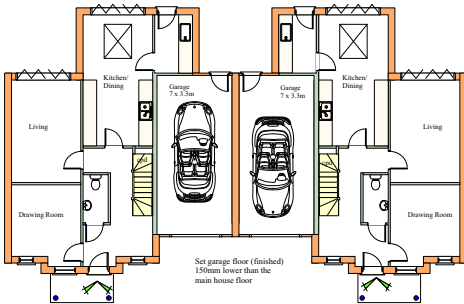
Proposed Residential Development at
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Lincs PE12 0BL

Drawing :
Plot Two

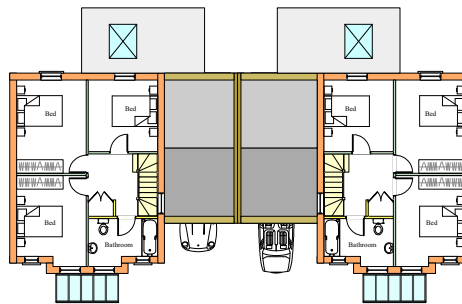
Client : Mrs L. Sale
September 2017
Scales 1 to 125, 1 to 250
Drawing No JDA/2017/880/PLOT 2.001

GIA 137 sq m inc Garage

high performance flat roofs with concealed guttering and 500mm eaves overhang.



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

PLANNING APPLICATION DRAWING

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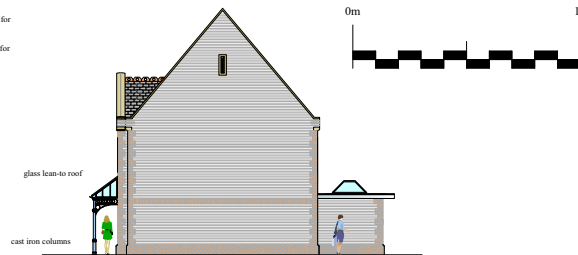
Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Drawing :
Plots 4 and 5

Client : Mrs L. Sale
September 2017
Scale 1 To 150
Drawing No JDA/2017/880/PLOTS 4/5.001



PROPOSED SIDE ELEVATION (SOUTH WEST) PLOTS 2 & 5



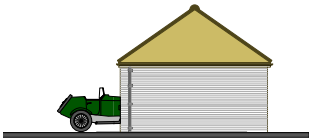
PROPOSED SIDE ELEVATION (NORTH/EAST) PLOTS 2 & 5



PROPOSED REAR ELEVATION PLOTS 2,3,4 & 5



PROPOSED FRONT ELEVATION PLOTS 2,3,4 & 5



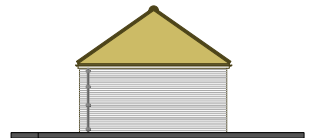
PROPOSED SIDE ELEVATION



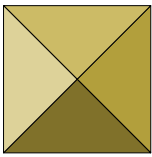
PROPOSED SIDE ELEVATION



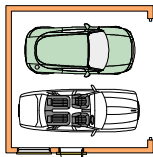
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ROOF LAYOUT



PROPOSED FLOOR LAYOUT



LEVEL DWELLING APPROACH

Provide a level approach to the principle entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principle entrance door to have a minimum 775mm clear opening between the door and doorposts.

RAINWATER DRAINAGE

Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a percolation test to determine design and depth of soakaway.

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HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974. The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances :

When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. A written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established. The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substance.

Safe systems of work :

Safe systems of work need to be established for all operations of work by relevant supervisors and management. Risk assessments will need to be undertaken and where significant, a method statement completed. These need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.

Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.

Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.

Provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate. The environment of the workplace shall be safe and without risk to health, satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.

The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994 and all other acts and regulations are to be complied with.

Plant and machinery must be used correctly and be safe and without risk to health. Only competent persons may operate plant and machinery and be trained where necessary.

All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented. Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.

The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.

DEMOLITION - WHERE REQUIRED TO FACILITATE THE DEVELOPMENT

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.

Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drains or sewers, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984, Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish is to be made where required.

All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

If applicable, reference should be made to the Construction Design Management Plan.

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LEAD WORK AND FLASHINGS

All lead flashings, any valleys or nooks to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all joints and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

Lead sheet in lengths not exceeding 1500mm for flashings where roofs abut the external brickwork are to be provided. Combined step and cover flashing fixed in position with lead wedges min. 25mm horizontal joint.

Flashings to be continuous with trays min. 150mm above roof abutment and weepholes every 400mm.

LEAD VALLEYS

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.

Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).

All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

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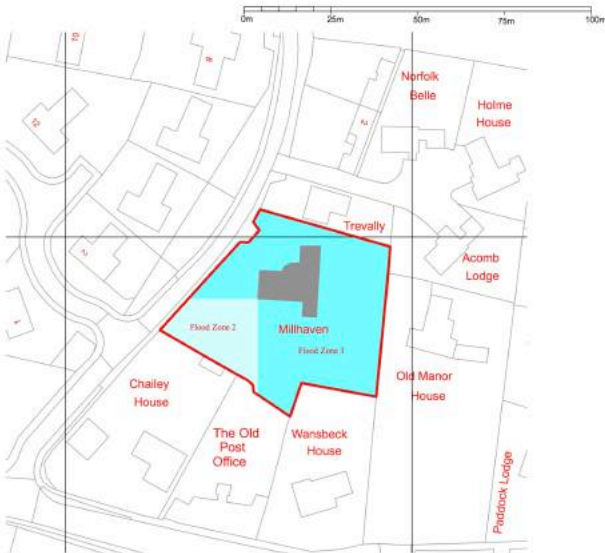
Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Drawing :
Detached Garage Details

Client : Mrs L. Sale
September 2017
Scale 1 to 125
Drawing No JDA/2017/880/GARAGE.001

PLANNING APPLICATION DRAWING

Site Location Plan



SITE LOCATION PLAN



GOOGLE MAPS EXTRACT



SITE LOCATION PLAN



ENVIRONMENT AGENCY FLOOD MAPPING

PLANNING APPLICATION DRAWING

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Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Drawing :
Proposed Site Location

Client : Mrs L. Sale
September 2017
Scale 1 To 1000
Drawing No JDA/2017/880/OS.001

7.1.1 Use :

The proposal is general needs housing

7.1.2 Amount of Development :

The application site area is 2446 sq m (0.6 acres) - ex bungalow has a 248 sq m footprint. The gross footprint of the new buildings is 644 sq m.

GIA SCHEDULE

Detached garage = 29 sq m

Plot One = 148 sq m + Car Port

Plot Two = 180 sq m

Plot Three = 160 sq m

Plot Four = 137 sq m

Plot five = 137 sq m

7.1.3 Scale:

The proportion of 'developed site' reflects the form and scale of development in the locale in terms of the 'footprint to plot' ratio - the garden/amenity area to the proposed dwellings is commensurate with the scale of the properties. Similarly, the height and massing of the built forms echo the prevailing neighbouring properties on the otherwise built up frontage.

7.1.4 Layout :

The floor layout of the proposed dwellings have been carefully considered in order to avoid any harmful overlooking or impact of the adjacent properties. The positioning of the buildings within the confines of the plot has also been the subject of careful deliberation in order to minimise the visual impact and effects of 'massing' upon the adjacent properties and the surrounding landscape.

7.1.5 Landscaping :

Given the proportions of the plot and the mature nature of the perimeter planting, there are clearly limited opportunities for the introduction of new soft landscaping. That said, the proposed Site Layout incorporates appropriate scope for both hard and soft landscaping within the constraints of the application site area. None of the trees on the site are protected.

7.1.6 Appearance :

Much thought has been given to the appearance of the development - not only the street scene but also the internal views. The frontage properties in particular have been designed to create a high quality infill development with a cohesive architectural vocabulary.

7.1.7 Access :

Both vehicular and pedestrian access is via Lowgate and the dwellings will be designed and built to accord fully with the requirements of Part M of the Building Regulations. There are no steep gradients either within the site area or at the road frontage. All vehicles will be able to leave the site in forward gear.

8.00 Planning backdrop :

None.

9.0 Conformity Checklist for the residential development at Lowgate.

The proposed development has been assessed against the CABE checklist for the preparation of Design & Access Statements

- Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

The application documentation sets out an appraisal that has been used to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

Not applicable in this case

Does the statement show that the scheme has emerged from a rigorous assessment- involvement- evaluation- design process rather than trying to justify retrospectively a predetermined solution?

The relevant planning context of the site has been carefully considered. Criteria satisfied.

- Design

Use

Would the application help to create an appropriate mix of uses in the area?

The proposed use would be compatible with the overall character of this locality. Criteria satisfied.

Would different uses work together well, or would they cause unacceptable annoyance?

The proposed use is compatible with surrounding development. As such no compatibility issues are raised. Criteria satisfied.

- Amount

Is the density appropriate?

The scale of development proposed is compatible with the scale and density of surrounding development. It is proportionate to the site area. Criteria satisfied.

Could the neighbourhood's services support the amount of development planned?

Not relevant or applicable in this case.

- Layout

Do all spaces have a purpose?

Yes. The proposed use of space, and the arrangements of the proposed buildings and car parking/turning areas illustrate an appropriate use of space. Criteria satisfied.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Yes. The development will be adaptable, secure and inviting

- Scale

Will the buildings sit comfortably with their surroundings?

Yes. The design solution will ensure a development that is compatible with its surroundings. Criteria satisfied.

Will they, and parts like doors and windows be of a comfortable scale for people?

The scale and form of development will complement adjoining developments. Criteria satisfied.

- Landscaping

Has landscaping been properly considered from the start?

Yes. A generic Landscaping scheme has been included in the proposal. Criteria satisfied.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Landscaping presently makes a contribution to the character of the existing dwellings. This will not be compromised by the scheme proposals. Criteria satisfied.

Appearance

How will the development visually relate to its surroundings?

In design terms, the development will complement adjoining development. This will ensure the buildings integrate satisfactorily with the surroundings. Criteria satisfied.

Will it look attractive?

Yes. This application represents an opportunity to provide a high quality of design. Design, scale and building form are the most critical elements. Criteria satisfied.

- Access

Will the space be safe and easy for everyone to move around?

Yes. It provides as safe an easy environment for users. Criteria satisfied.

Will it make the most of the surrounding movement network?

The site relates well to existing movement networks. Criteria satisfied.

Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

The development conforms to relevant National, Regional and Local policies. Criteria satisfied.

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Appendix One
Environment Agency Flood Mapping

