

Design and Access Statement

Site Adjacent 9 Home Farm Cottages
High Street Thurnscoe S63 0ST

Proposed Erection of 4 Bedroom Dormer Bungalow.

Introduction.

The development for which planning permission is been requested from Barnsley Metropolitan Borough Council is for the erection of a four bedroom detached bungalow within the site curtilage of the clients existing dwelling 9 Home Farm Cottage.

The site is located in a residential area of Thurnscoe and is accessed off Chestnut Grove. This is a cul-de-sac development of 1960's retirement properties made up of single and two storey semi-detached dwellings.

The existing Home Farm Cottage is a two storey stone building under a slate roof. It is clear from the condition of the stonework design and layout of the existing cottages that they are old but at the time of writing the Design and Access Statement we were unable to confirm a date when the cottages were built. The whole area was once part of the estate which Thurnscoe Hall (built between 1670-1701) formed part of. The cottages would have been used to accommodate the farm workers employed on the Estate.

The Estate has been broken up over the years with little left other than the main house (which has been extended so has to obscure much of the original house) a few of the original out building (which planning permission was granted in 2006 to refurbish and extend) and Home Farm Cottages.

Pre-Planning Advice

A pre-planning enquiry was made to Barnsley MBC, a copy of the reply from Keiron Dunn dated 23rd March 2016 is attached (Appendix A) along with a copy of our response via e-mail dated 25th April 2016.

The enquiry indicated three main areas of concern that the application would need to address, they were:-

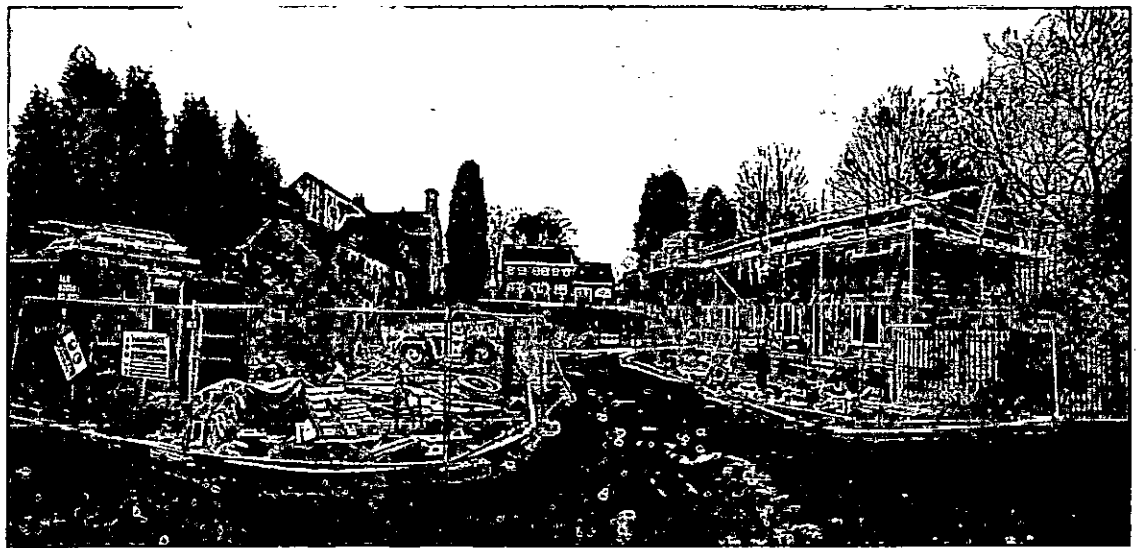
1. The proximity of Home Farm Cottages to the grade II listed Thurnscoe Hall. It is considered that the impact of extending the access and building a dwelling on the setting of the Hall would be unacceptable
2. Highways issues are noted they are:-
 - A. Access and manoeuvring facilities would be required for a fire appliance if the distance to the adopted highway exceeds 45m. An alternative would be to install sprinklers.
 - B. Bin collection points would be needed.
 - C. Parking for the existing and proposed properties should meet the Council's SPD
3. Existing trees located within the site, a tree survey is required.

With regard to the points raised by the pre planning enquiry we wish to make the following comments:-

1. Proximity to Thurnscoe Hall

The Hall was listed in August 1963 and the outbuilding (stable block) in April 1985. The details noted on Historic England's web site pay particular attention to the front elevation of The Hall and make little reference to the side or rear elevations. The internals are noted as "mostly altered" and goes on to note a cast iron fireplace. Since the listing of The Hall in 1963 7 planning applications have been approved, including one to extend the accommodation with a plastic conservatory! See Appendix B for a Historic England "List Entry Summary"

Other applications include (2006/1116) Conversion of outbuildings into 5 new dwellings and the erection of 4 new dwellings within the grounds of The Hall which will bring new build to the west and north of The Hall obscuring any views that could be enjoyed. At the closest point new build construction will be within 7m of the existing hall. All this new development is standard two storey height with a pitch roof over. A copy of the approved site plan can be found in Appendix C



Photograph taken April 2016 showing the construction work approved under application 2006/1116 Thurnscoe Hall is just visible between the two conifer trees left hand side of the photograph.

The proposed new dormer bungalow is located some 45m to the East of The Hall and will have a lower ridge height when completed than the dwellings approved under 2006/1116. The new dwelling will have no appreciable impact upon The Hall or its surroundings.

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2. Highway

- A. Fire appliance and manoeuvring within the site, we have amended the site plan to show a turning head at the top of the new improved access road which will service both the new development and 9 Home Farm Cottage. If this is not acceptable then a sprinkler system can be specified as part of the design development and amended plans issued to the planners.
- B. Bin store has been added to the plans
- C. The parking layout has been added to the site plan which forms part of this application.

3. Tree Survey

We have added information including photographs which confirm that the only tree on site is a silver birch which will be removed as part of the proposed works. A new tree planting scheme has been submitted as part of this application which we believe will be seen as an improvement both in bio-diversity and screening the new dwelling from the Grove Nursing Home.



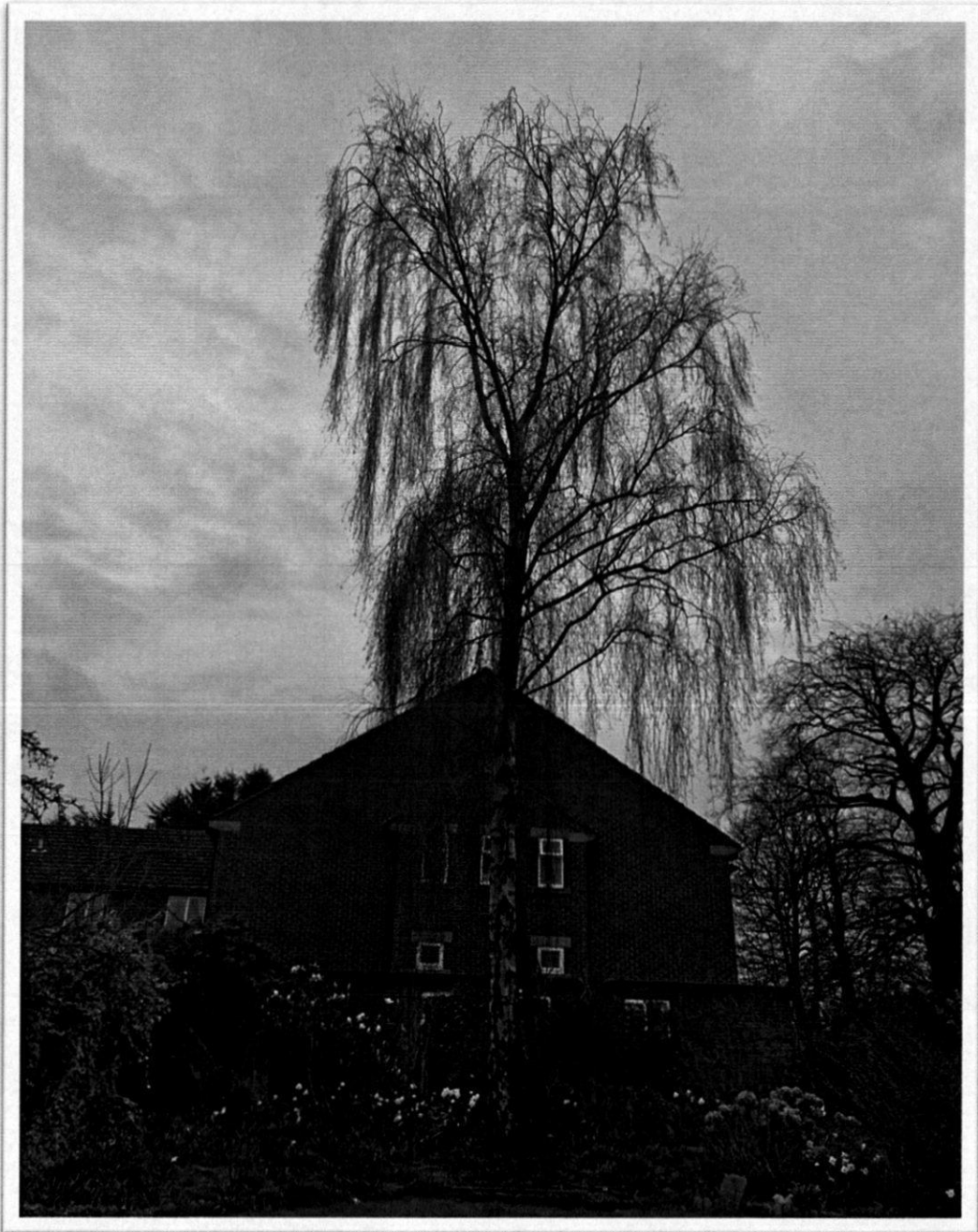
Photograph taken of the existing rear garden and site of the proposed new dwelling. The silver birch tree to be removed is located to the right in front of the gable to the Grove Nursing Home. The two other larger trees are not within the development site and are too far away to be affected by the proposed development.

The Works

The proposed development will include the following works:-

1. Erection of a new four bedroom dormer bungalow. The design has been chosen to allow sufficient space to be created to accommodate the needed. By utilising the roof space to accommodate three of the bedrooms and a bathroom the overall size and mass of the new dwelling is significantly less than a traditional two story dwelling house with a pitched roof. The design is similar to that of new development granted within the grounds of the Listed Hall. The Rookery Application Reference 2007/0429 which was approved April 2007. The materials chosen, face brickwork with natural mortar with the entrance porch picked out in a through colour render are traditional materials used extensively around Thurnscoe.

2. Access onto site will be gained off Chestnut Grove by widening and improving the existing access to form a turning head to service both the new dwelling and 9 Home Farm Cottage.
3. The removal of an existing sectional concrete single storey garage located within the grounds of the existing cottage.
4. Removal of one tree a Silver Birch and the introduction of new tree planting and a landscaping scheme.



Silver Birch to be removed

Relevant National and Local Planning Policy Considerations

National Planning Policy Framework (NPPF)

Planning Policy Principle 6	Delivering a wide choice of high quality homes
Planning Policy Principle 7	Requiring good design
Planning Policy Principle 10	Meeting the challenge of climate change, flooding and coastal change
Planning Policy Principle 12	Conserving and enhancing the historical environment

Saved UDP Policies

BE2	Development which would adversely affect the special architectural or historical interest of a listed building will not be permitted
BE2A	Seek to preserve and enhance the setting of a listed building by control of development, preservation of trees and landscape features.
BE6A	Quality of layout
BE6B	Quality of design

Core Strategy Policies

CSP1	Climate Change
CSP2	Sustainable Construction
CSP3	Sustainable Drainage
CSP5	Including Renewable Energy in Development
CSP9	Number of New Homes to be Built
CSP14	Housing Mix and Efficient Use Land
CSP29	Design
CSP30	The Historical Environment

National Planning Policy Framework (NPPF)

PPP6 Delivering a wide choice of high quality homes

Paragraph 49 requires all local authorities to consider all housing applications in the context of the presumption in favour sustainable development.

The proposed new dwelling has been designed in accordance with the South Yorkshire Residential Design Guide and the now withdrawn Code for Sustainable Homes to meet level 4.

PPP 7 Requiring good design

Careful consideration has been given to the design and layout of the proposed new dwelling. The decision to go with a dormer bungalow rather than a traditional two storey dwelling house was taken to reduce the overall height and mass of the new building. This will lessen the visual impact on the surrounding properties. The design is similar to other new dwellings recently given planning permission close to the site. The Rookery a dormer bungalow recently completed within the grounds of the Listed Hall has a larger footprint and is more visible from the public highway and adjacent residential properties.

New tree planting will help further screen the new dwelling and enhance the visual setting and biodiversity on the site.

As well as the solar and thermal roof mounted systems other renewable / sustainable technologies will be used to further reduce the carbon foot print and boost the green credentials of the new dwelling, such as:-

- Rainwater harvesting to be used to flush the toilets and for washing clothes
- LED lighting PIR's and photocells to reduce power consumption
- Any hard standing not taken back to the rainwater harvesting system will be drained using sustainable methods.

PPP 10 Meeting the challenge of climate change, flooding and coastal change.

The proposed development meets the requirements of PPP10 by helping to reduce greenhouse gasses in the atmosphere and deliver on a low carbon renewable energy production. The design of the dwelling with enhanced levels of thermal insulation. The way power is used on site also is addressed by the use of low energy fittings and controls.

Onsite energy production and management will reduce the amount of power that has to be imported. The planting of new trees will help to reduce CO2 on the atmosphere. Water consumption on site will be controlled to reduce waste. Drainage systems as before noted will be sustainable SuDs. Rainwater harvesting and water recycling will be widely used.

No surface water will be discharged off site and so this will not pose a risk to flooding elsewhere. A full Flood Risk Assessment has been undertaken. See Appendix D

PPP 12 Conserving and enhancing the historical environment.

The site of the proposed new dwelling house is located within 46m of the Listed Thurnscoe Hall. Previously approved planning applications have allowed development has close has 7m to the Hall.

Barnsley Core Strategy

CSP1 Climate Change

It is the intention as part of the ongoing design development progress to look at and evaluate various construction methods e.g. timber frame vis traditional masonry cavity work along with renewable energy technology, rainwater harvesting and SuDs etc. and develop these ideas into practical design solutions. Although the Code for Sustainable Homes was withdrawn in March 2015 we shall be using this as a base and aim to deliver at least a "Level 4" home. The following will be incorporated where practical and financially viable:-

- Rainwater harvesting to be used to flush the toilets and for washing clothes
- Reed bed technology to deal with the foul water on site
- LED lighting PIR's and photocells to reduce power consumption
- Time limited showers and taps to reduce water consumption.
- Any hard standing not taken back to the rainwater harvesting system will be drained using sustainable methods.

CSP2 Sustainable Construction

The development will be designed to meet a minimum standard of Level 4 of the now withdrawn Code for Sustainable Housing.

CSP3 Sustainable Drainage Systems

The proposed development will be designed to incorporate SuDs unless following a site investigation it is found to be inappropriate.

CSP4 Flood Risk

See Appendix D Flood Risk Assessment

CSP5 Including Renewable Energy in Development

We refer to the comments made earlier in this Design and Access Statement under CSP1 Climate Change.

CSP9 Number of new homes to be built

In the most recent information published by the Local Authority a total of 21500 new homes are required to be built between 2008 and 2026. Within this figure 3000 are needed within Goldthorpe (Dearne Towns) Thurnscoe makes up part of the area known as Dearne Towns thus the proposed works are in line with this policy.

CSP29 Design (UDP Ref BE6A and BE6B)

The proposed new dwelling has been designed to comply with the following design guides:-

1. Designing New Housing Development (Supplementary Planning Document Adopted March 2012)
2. South Yorkshire Design Guide
3. Code for Sustainable Homes (Withdrawn 27th March 2015)

Therefore the development meets the requirements of CSP29 Design.

CSP30 The Historical Environment (UDP Ref BE2 and BE2A)

BE2 development which would adversely affect the special architectural or historical interest of a listed building will not be permitted

BE2A seek to preserve and enhance the setting of a listed building by the control of development. preservation of trees and landscape features.

National Planning Policy Framework PPP12 requires a local authority to “assess the particular significance” of the building and use this assessment when considering the impact any new development may have upon the building or its setting.

Part of the pre-planning advice received made reference to the proximity of the proposed development with Thurnscoe Hall a grade 2 listed building. The advice concluded that the impact of the development on the Hall and its setting would be unacceptable. It is our opinion that the initial assessment by the Conservation Officer on the impact of the current application was incorrect and did not take into account the planning history of the Hall. See Appendix D for a timeline of the planning history of the Hall and the surrounding area.

The history of past development has diminished the significance of the Hall. Development which was approved in 2006 has allowed development to take place within 7m (approx.) of the Hall. The West Elevation closest to the proposed development has been completely covered with extensions leaving only modern construction visible with no architectural or historical interest.

In conclusion bearing in mind:-

- The alterations and extension to the existing Hall that have reduced its significance
- Development that has been granted planning permission directly adjacent to the Hall and within the grounds of the Hall which has had a significant effect on the setting and surroundings of the Hall
- The distance away from the Hall and the lack of any loss of the visual amenity (the only persons who can see the Hall from this advantage point are the applicants)

The application should be allowed!

Use

The proposed development for the erection of a dwelling house set within a residential area of the town is an appropriate and acceptable use.

Amount

The size and scale of the development is appropriate to its use and setting within the overall developed landscape is acceptable and appropriate.

Layout

The layout of the site is driven by two issues they are:-

1. Point of access
2. The location of two large diameter sewers located close to the rear boundary with Thurnscoe Hall

Other issues that need to be addressed and have a bearing on the site layout are the need to maintain minimum distances between existing windows to habitable room and the new dwelling, all of which have been taken into account when deciding upon the location of the bungalow.

Scale

Covered in PPP7 Design noted above.

Landscaping

As part of the overall programme of works a new native species tree planting scheme will be implemented resulting improved screening of the development when viewed from Chestnut Grove, better biodiversity and improved wildlife habitat.

Appearance

Face brickwork with natural mortar with the entrance porch picked out in a through colour render are traditional materials which have been used extensively around Thurnscoe.

It was a deliberate decision to stay away from stone has it is not the intention to try and match the appearance or feel of Home Cottage and the use of brickwork on its own would lack interest so the introduction of render to the porch adds interest and brakes up the brickwork.

Access

The new dwelling will comply fully with the minimum standards set out in Part M of the current Building Regulations.

Appendix A

Kevin Kennedy

From: Dunn , Keiron <KeironDunn@barnsley.gov.uk>
Sent: 23 March 2016 12:06
To: Kevin Kennedy
Subject: 2016/ENQ/00078

Dear Mr Kennedy

Erection of a four bedroomed dormer bungalow, Holme Farm Cottage, 9 High Street, Thurnscoe

I refer to your enquiry for the above.

I have consulted with colleagues and have received an objection from a Conservation viewpoint. This is based on the proximity of Holme Farm Cottages to the grade II listed Thurnscoe Hall. It is considered that the impact of extending the access and building a dwelling on the setting of the Hall would be unacceptable.

In terms of Highways access and manoeuvring facilities would be required for a fire appliance if the distance to the adopted highway exceeds 45m. An alternative would be to install sprinklers. Bi collection points would be needed. Parking for the existing and proposed properties should meet the Council's SPD (attached).

There would also be issues regarding trees so if you did decide to pursue the matter a tree survey would be required.

In conclusion for the reasons given above I would not advise that you submit a planning application.

Regards

Keiron Dunn
Planning Officer
Development Management
Place
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley
S70 9FE
Tel 01226 774717

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Kevin Kennedy

From: Kevin Kennedy
Sent: 25 April 2016 18:23
To: Dunn , Keiron
Subject: RE: 2016/ENQ/00078
Attachments: Thurnscoe Hall Development Plan.pdf

Mr Dunn

Thank you for your e-mail dated 23rd March 2016, the contents of which are noted. I feel that the main issue raised by the pre planning enquiry is that of the comments made by the Conservation Officer, the others we can deal with has part of a detail planning application.

We have been looking into the past planning history of the Hall and the surrounding area it. Given the amount of development granted planning permission the comment by the Conservation Officer is difficult to understand. The Hall has had several major extensions over the years which have all but destroyed whatever character the original building had, these have all been granted planning permission since the building was listed. Several applications have been granted within the grounds of the Hall itself in particular I draw your attention to the application for 10 units approved in October 2006 reference 2006/1116. A copy of the approved site plan is attached for your information. The plan shows new development been allowed to take place a few meters from the front elevation. This is the only elevation with the exception of the conservatory which has not been covered by later additions. Given that the proposed new dormer bungalow is much further away from the Hall, the design is similar to the properties that have already been granted planning permission I think the Conservation Officer should look again at what we are proposing and revise his or her opinion.

You have already confirmed that the Conservation Officer is very busy but I would be grateful if we could have a response as soon as possible as our client wishes to proceed as soon as possible with an application.

Thanking you in advance for your help.

Regards

Kevin Kennedy
For and on behalf of Kennedy Design LTD.

The Sign Centre
Doncaster Deaf College Campus
Leger Way
Doncaster
DN2 6AY

T: 01709 896 393

M: 07778 288 365

E: Kevin@kdesignuk.com

W: www.kdesignuk.com



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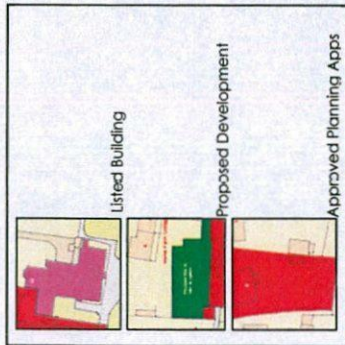
Regards

Keiron Dunn
Planning Officer
Development Management
Place
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley
S70 9FE
Tel 01226 774717

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Appendix B

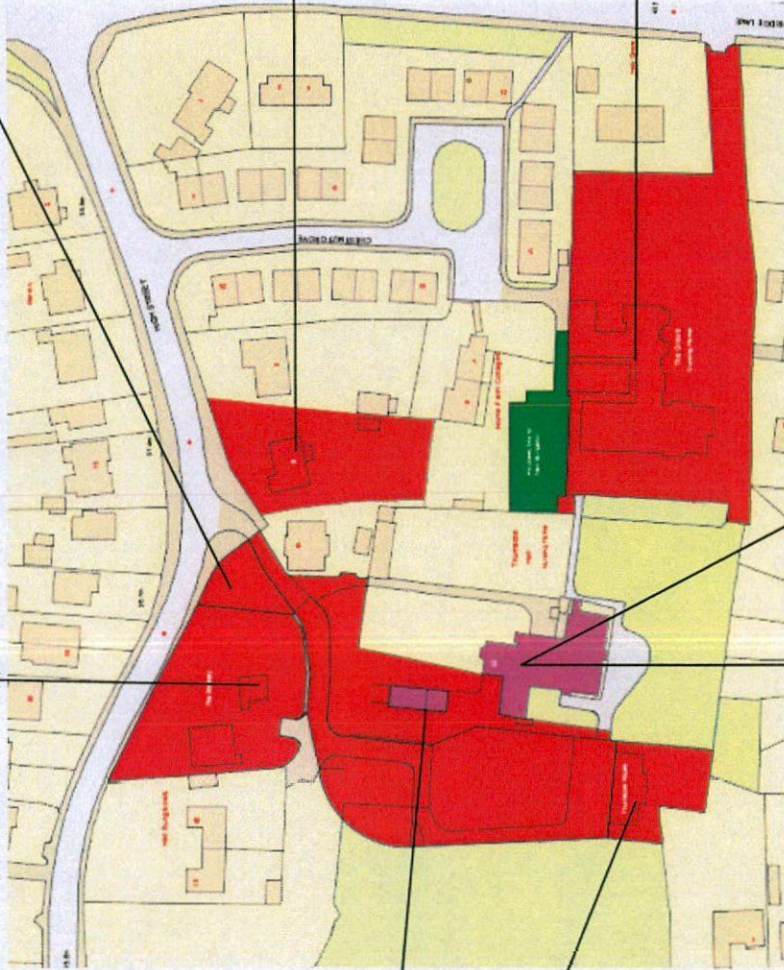


Development of 1 Dwelling and double garage land Adj. Thurriscoe Hall: Planning Ref: 2007/0429

Erection of dwelling with Garage, Land Adj. Hall Bungalows Original Application Ref: 2010/0870 (amended)

Erection of dwelling with Garage, Land Adj. Hall Bungalows Planning Variation Ref: 2014/0510

Conversion of double garage into bedroom and erection of double garage Planning Ref: 2013/1383



Conversion of stable block and garage into 3 dwellings: Planning Ref: B88/154/3DE Approved: 20th October 2006

Convert out buildings into 5 dwelling and erect 4 new dwellings: Planning Ref: 2006/1116

Extension to Nursing Home: Planning Ref: B91/032/8DE Approved 13th June 1991

Extension to Nursing Home: Planning Ref: B93/072/9DE Approved: 4th November 1993

Formation of New Basement to Nursing Home: Planning Ref: B94/015/9DE Approved 17th March 1994

Extension of Conservatory: Planning Ref: B96/012/1DELB Approved: 21st March 1996

Demolition of chimney stack and extension to dwelling. B83/0449/DE/LB Approved 2nd March 1983

Extension and alterations to form nursing home. B87/1306/DE/LB Approved 17th December

Change of use from dwelling to nursing home. B86/1290/DE Approved 5th February 1987

The Grove Nursing Home Extension and alteration to provide 44 bed spaces. B04/2457/DE Approved 2th April 2005

Erection of extension to nursing home. B88/1035/DE Approved 7th October 1988

Change of use from private dwelling to nursing home. B86/1131/DE Approved 5th November 1986



Historic England

THURNSCOE HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THURNSCOE HALL

List entry Number: 1287037

Location

THURNSCOE HALL, HIGH STREET

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 23-Aug-1963

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333663

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE40NE DEARNE HIGH STREET (south side), Thurnscoe

4/35 Thurnscoe Hall 23.8.63

GV II

House. Said to be built between 1670-1701 (previous list description) for Thomas Shirecliffe. Ashlar sandstone, stone slate roof. Symmetrical front with

double wing to rear left and lower block in angle with main range, another lower block attached to rear left of wing is of 2 storeys with half basement. Main range: 2 storeys and attic, 7 bays. Moulded plinth at sill level, chamfered quoins, moulded string courses above windows. Central Doric stone porch with plain frieze and pediment, now with glazed doors. Porch set in front of 2 rusticated pilasters which continue to 2nd-floor string where they are linked by a broken segmental pediment enclosing plaque with motto 'Famen Extendere Factis' and animal's-head crest of Thornaby Taylor, last lord of the manor (d.1926). 4-pane sashes in projecting bead-moulded surrounds to ground floor. Sashes with glazing bars to 1st floor, narrower 8-pane central window. Moulded stone eaves cornice. Moulded kneelers and ashlar gable copings. Shouldered ashlar end stack with band to left. To right of centre a similar stack, altered. Right return: ground-floor canted bay with French window, Venetian window above. Interior, mostly altered: interesting cast-iron fireplace to ground-floor left has eared architrave and decorative frieze. Ornate surround to Venetian window first-floor right.

Listing NGR: SE4550405227

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 45504 05227

Map



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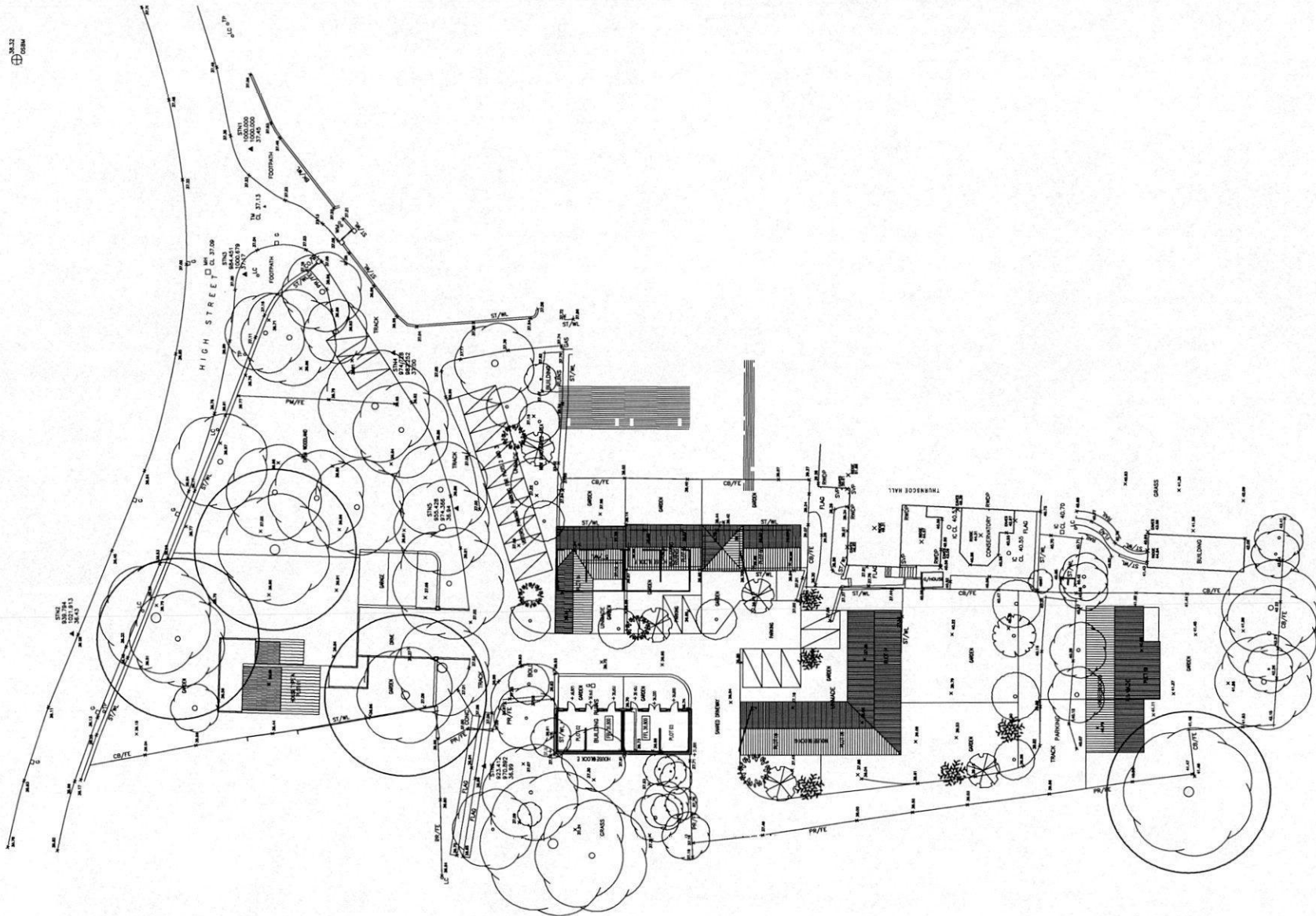
The above map is for quick reference purposes only and may not be to scale.
For a copy of the full scale map, please see the attached PDF - [1287037 .pdf](#)
(<http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/261461/HLE A4L Grade|HLE A3L Grade.pdf>)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 03-May-2016 at 09:18:18.

End of official listing

Appendix C



30.32
 0.00m

codh
 Coda Studios Ltd
 Hope Works, 25 Mowbray Street,
 Sheffield, S2 6EL
 t: 0114 278 6002 f: 0114 278 6004
 e: information@codastudios.co.uk

DCRW Properties Ltd	Client				
Thumscoe Hall Gardens	Job				
House Type 'E'	Title				
Site Plan					
DRAWN	CHECKED	DATE	SCALE	A3 ISSUE:	A1 ISSUE:
MH		June 2013	1:500	1:500	1:250
REVISION	DRAWING STATUS	DRAWING NUMBER			
A		1158-101			

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Appendix D

Appendix C

Flood Risk Assessment Map

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea) ⓘ
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River Line ⓘ
- Main River Line
- Other national environmental organisations ⓘ
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

scale 1:10,000



The development site is not located within a flood risk area no further action to be taken.