IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No:	**P/22/029/FUL**	**Date Application Registered:**	**22nd April 2022**

Applicant:	**Mrs Leanne Hicks** **C/O Evans Jones Ltd** **Royal Mews,** **St Georges Place,** **Cheltenham,** **GL50 3PQ**	**Agent:**	**Mrs Emily McKenzie** **Royal Mews,** **St Georges Place,** **Cheltenham,** **GL50 3PQ**

Site address: Land Adjacent To White Cottage Porthloo Lane St Mary's Isles Of Scilly
Proposal: Erection of a dwelling (AMENDED PLANS)

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions and be occupied in accordance with the **Section 106 Legal Agreement.**

C1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 **The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Plan 1 Location Plan AMENDED**
- **Plan 2 Proposed Block Plan**
- **Plan 3 Proposed Site Plan AMENDED**
- **Plan 4 Proposed Elevations AMENDED**
- **Plan 5 Proposed Floor Plans AMENDED**
- **Plan 6 Proposed Roof Plans AMENDED**
- **Baseline Biodiversity Assessment DEFRA Small Sites Metric (habitat enhancements)**
- **Flood Risk Assessment**

These are signed and stamped as APPROVED
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage

Coast in accordance with Policy OE1 of the Isles of Scilly Local Plan (2015 - 2030).

C3 Prior to their installation on the building, details including samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. The roof shall be covered with natural slates and all nails and fittings shall be corrosion resistant.
Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area, in accordance with Policy OE7 (5) of the Isles of Scilly Local Plan (2015 - 2030).

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the dwelling hereby permitted shall be erected and no additional windows, alterations to the roof or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.
Reason: In the interests of protecting the privacy and amenity of neighbouring properties and ensuring the size of the dwelling is such that it remains available to meet a local need in accordance with Policies LC1 and LC3 of the Isles of Scilly Local Plan (2015 - 2030).

C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.
Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030.

C6 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.
Reason: In the interests of protecting the residential amenities of neighbouring properties.

C7 In order to mitigate any impact upon nesting birds, the clearance of the site shall avoid the main bird nesting season, which runs from march to August inclusive. Works affecting areas that offer suitable habitat for nesting birds, including the removal of trees and shrubs and woody herbaceous species within the site and boundary features including hedgerows and stone walls should be targeted to take place between September and February inclusive. If works affecting the above specified features proceed during the breeding season, a nesting bird survey would need to be carried out by a suitably qualified person prior to clearance.
Reason: To ensure birds and their statutorily protected nesting habitats are not harmed or disturbed by the development.

POST COMPLETION CONDITION: Submission of Biodiversity and Landscaping

C8 Within the first planting season following completion of the dwelling, hereby approved, a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the following landscaping and biodiversity enhancements, in accordance with the baseline biodiversity assessment (Small Sites Metric, dated 12 July 2022):

- **the planting of sustainably sourced native planting, within the site boundary, in line with the enhancement habitat options; and**

- **the installation of an 'in-line' bat box at the gable end of the property, appropriate to species found locally.**
- **The installation of appropriate bird nesting boxes**

The approved plan shall be carried out within 12 months following completion of the development and shall be retained as such thereafter. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Submission of Levels Data

C9 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, providing details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development. The development shall then be carried out in accordance with the approved details and the levels shall be retained as such thereafter.

Reason: This is a pre-commencement condition that requires information to be submitted that did not form part of the original submission and is required to ensure that the proposed development would not result in land levels being raised which could result in additional harm to the neighbouring properties and wider street scene in accordance with Policy SS2(1) of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

C10 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management and effective minimisation of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy SS2(2) of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Sustainable Design Measures

C11 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures which seek to achieve a water consumption standard are 110 litres of water per person per day and measures to reduce energy consumption which could include details of any micro generation. The sustainable design scheme shall be implemented in accordance with the details as agreed prior to the first use of the development hereby permitted and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to comply with Policy SS2 of the Local Plan to improve the efficiency and sustainability of the development and in accordance with Policy SS6 (1) d) of the Isles of Scilly Local Plan 2015-2030.

C12 All plumbing and service pipework, soil and vent pipes, electricity meter cupboards and heating flues shall be incorporated within the building unless specifically agreed in writing by the Local Planning Authority.

Reason: So that the appearance of the proposed buildings is sympathetic to and compatible with the building traditions of the area. In accordance with Policy SS1(1) of the Isles of Scilly Local Plan (2015-2030).

C13 The development hereby approved shall be carried out strictly in accordance with the submitted Flood Risk Assessment by Rappor Design dated May 2022 and shall incorporate all mitigation and appropriate drainage measures detailed that Flood Risk Assessment. Which shall be maintained as approved throughout the lifetime of the development.

Reason: In the interests of minimising flood risk. In accordance with Policy SS7 of the Isles of Scilly Local Plan (2015-2030)

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwellings to ensure they contribute towards the housing need of the local community.
3. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
4. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
5. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £116 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
6. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.

Signed:

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 5th December 2022

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
0300 1234 105
planning@scilly.gov.uk

Dear Mrs Leanne Hicks

Please sign and complete this certificate.

This is to certify that decision notice: P/22/029/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Leanne Hicks.

1. **I/we intend to commence the development as approved:** Erection of a dwelling (AMENDED PLANS) at: Land Adjacent To White Cottage Porthloo Lane St Mary's Isles Of Scilly **on**:..... .

2. I am/we are aware of any conditions that need to be discharged before works commence.

3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C9 No development shall take place until a written scheme has been submitted to, and approved in

writing by, the Local Planning Authority, providing details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development. The development shall then be carried out in accordance with the approved details and the levels shall be retained as such thereafter.

C10 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

C11 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures which seek to achieve a water consumption standard are 110 litres of water per person per day and measures to reduce energy consumption which could include details of any micro generation. The sustainable design scheme shall be implemented in accordance with the details as agreed prior to the first use of the development hereby permitted and be retained as such thereafter.

PRE-INSTALLATION CONDITION:

C3 Prior to their installation on the building, details including samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. The roof shall be covered with natural slates and all nails and fittings shall be corrosion resistant.

POST COMPLETION CONDITION

C8 Within the first planting season following completion of the dwelling, hereby approved, a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the following landscaping and biodiversity enhancements, in accordance with the baseline biodiversity assessment (Small Sites Metric, dated 12 July 2022):

- the planting of sustainably sourced native planting, within the site boundary, in line with the enhancement habitat options; and
- the installation of an 'in-line' bat box at the gable end of the property, appropriate to species found locally.
- The installation of appropriate bird nesting boxes

The approved plan shall be carried out within 12 months following completion of the development and shall be retained as such thereafter. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans
You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions
Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting https://www.gov.uk/topic/planning-development/planning-permission-appeals or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: Appeals: How long they take page.

Building Regulations
With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link Cornwall Council. This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/

Registering/Altering Addresses
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

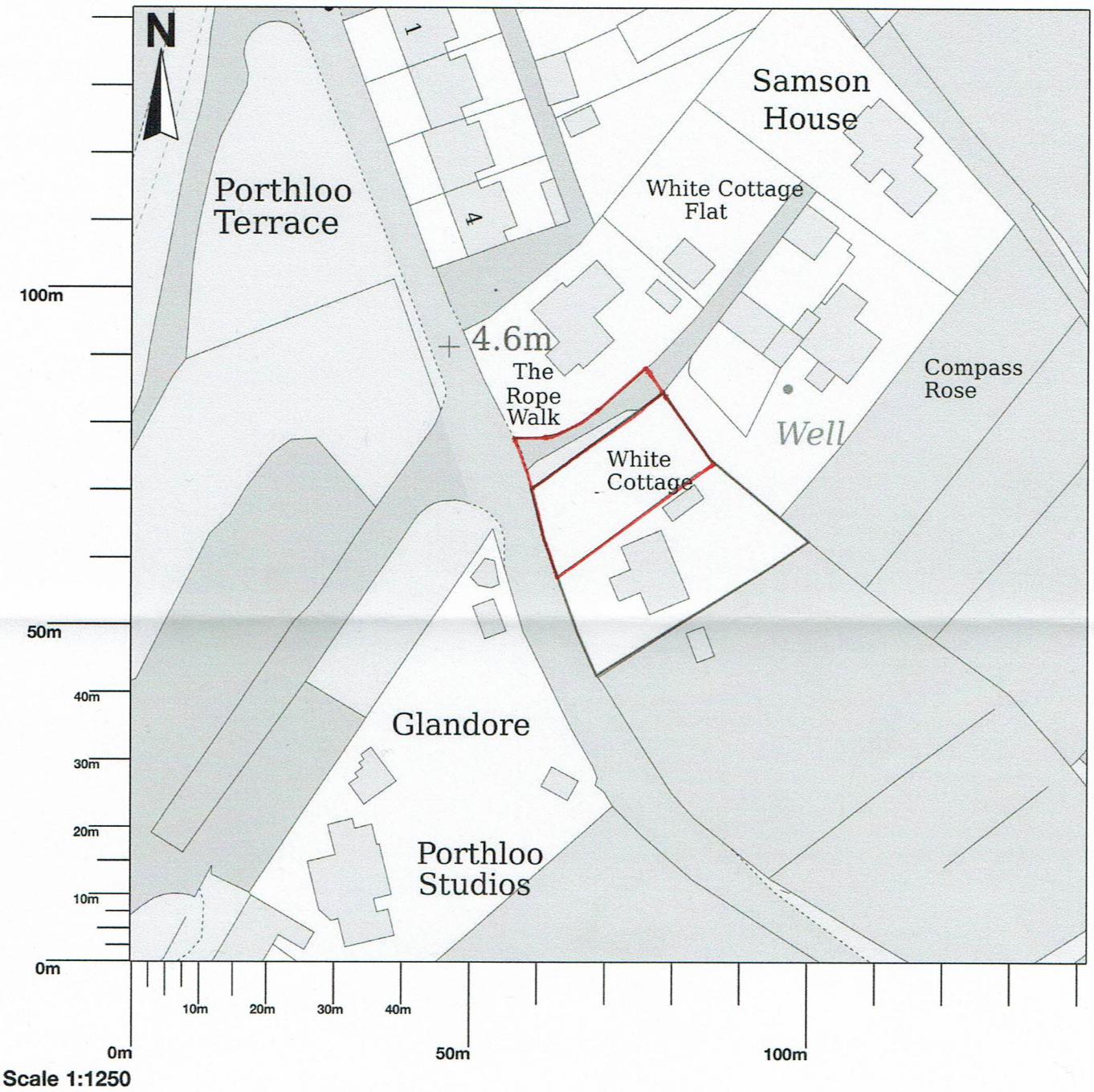
UK Planning Maps

RECEIVED
By Liv Rickman at 1:39 pm, Apr 20, 2022

Map data

APPROVED
By Lisa Walton at 11:06 am, Dec 05, 2022

White Cottage, Porthloo, St. Mary'S, Isles Of Scilly, TR21 0NF



Map area bounded by: 90886,11179 91027,11320. Produced on 22 March 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/771969/1044090

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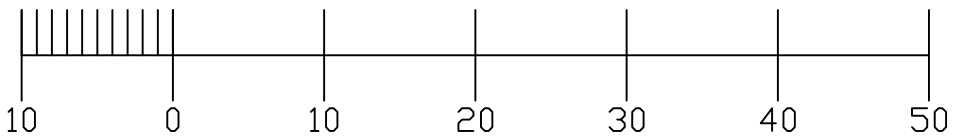
RECEIVED
By Lisa Walton at 3:46 pm, Aug 08, 2022

APPROVED
By Lisa Walton at 11:07 am, Dec 05, 2022



H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	**Description:** Proposed Block Plan
Drawn: AVB	**Job:** 900446
Scale @ A3: 1:500	
Date: 05.08.22	
Dwg No: AE-05(900446)001	

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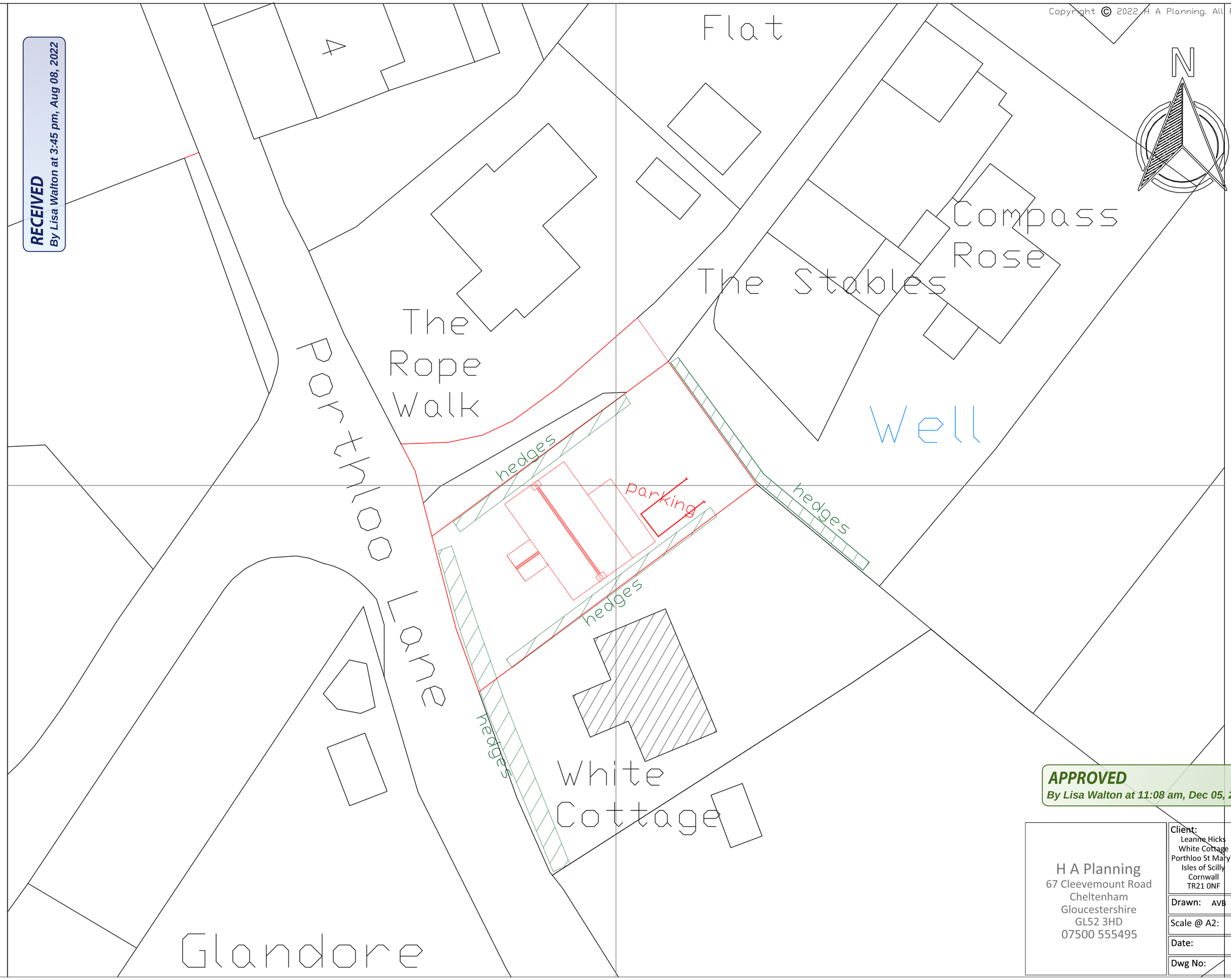

RECEIVED
By Lisa Walton at 3:45 pm, Aug 08, 2022

APPROVED
By Lisa Walton at 11:08 am, Dec 05, 2022

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67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: Proposed Site Plan
Drawn: AVB	Job: 900446
Scale @ A2:	1:200
Date:	05.08.22
Dwg No:	AE-04(900446)001

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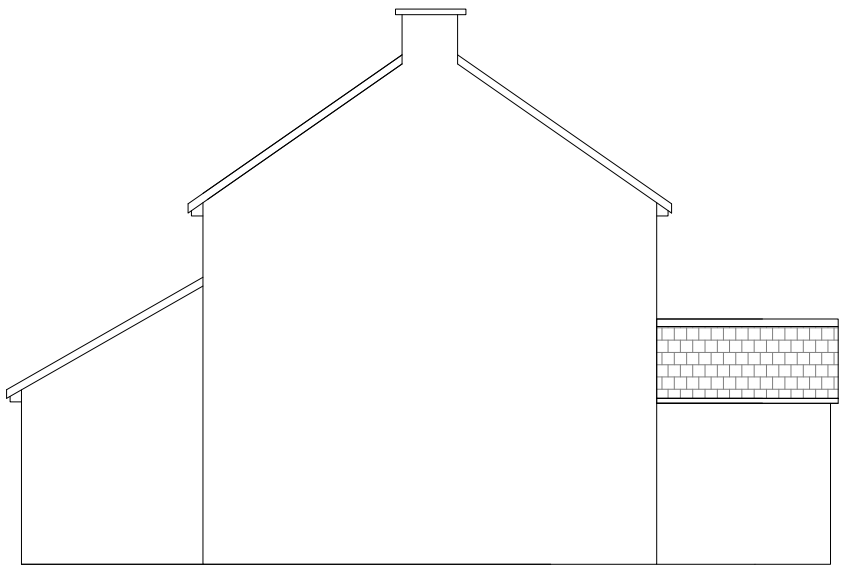
APPROVED
By Lisa Walton at 11:08 am, Dec 05, 2022

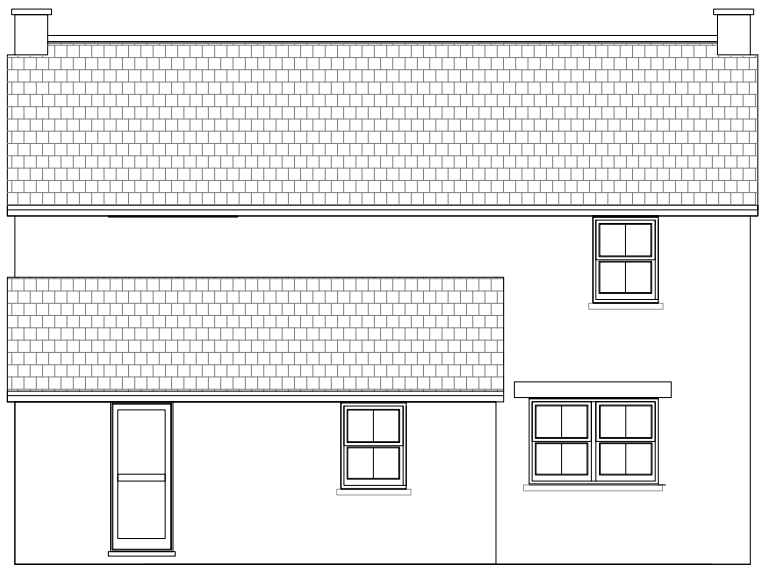
RECEIVED
By Lisa Walton at 4:11 pm, Aug 08, 2022

Front Elevation
West-South

Side Elevation
South-East



Side Elevation
West-North



Rear Elevation
North-East

H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: REVISED Proposed Elevations
Drawn: AVB	Job: 900446
Scale @ A3: 1:100	
Date: 05.08.22	
Dwg No: AE-06(900446)001	

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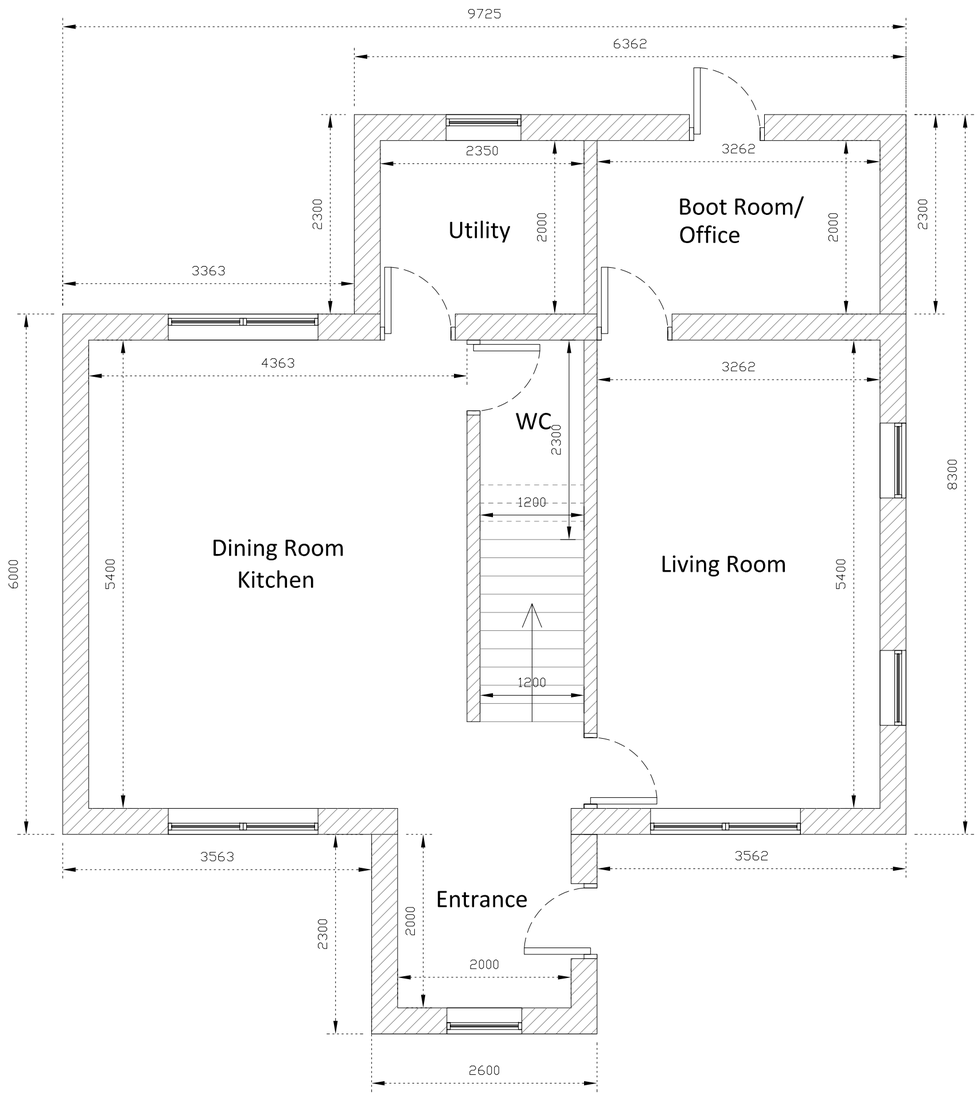
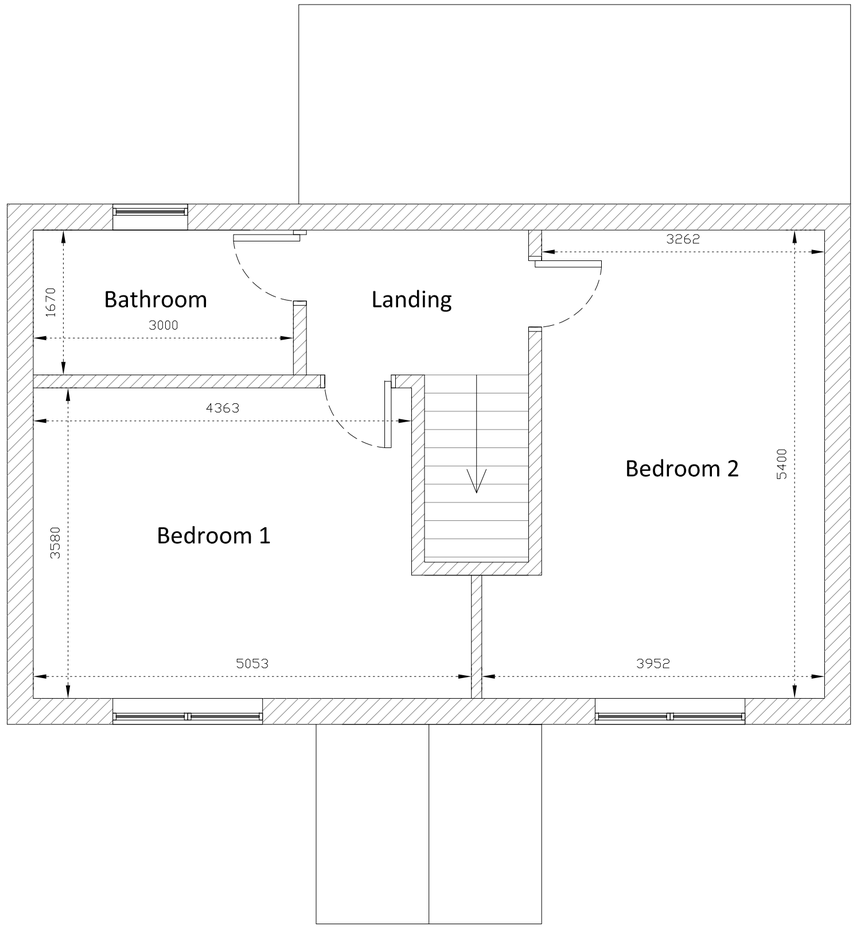
RECEIVED
By Lisa Walton at 3:48 pm, Aug 08, 2022

APPROVED
By Lisa Walton at 11:30 am, Dec 05, 2022





H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: Proposed Ground & First Floor Plans
Drawn:	Job: 900446
Scale @ A2:	1:50
Date:	05.08.22
Dwg No:	AE-02(900446)001

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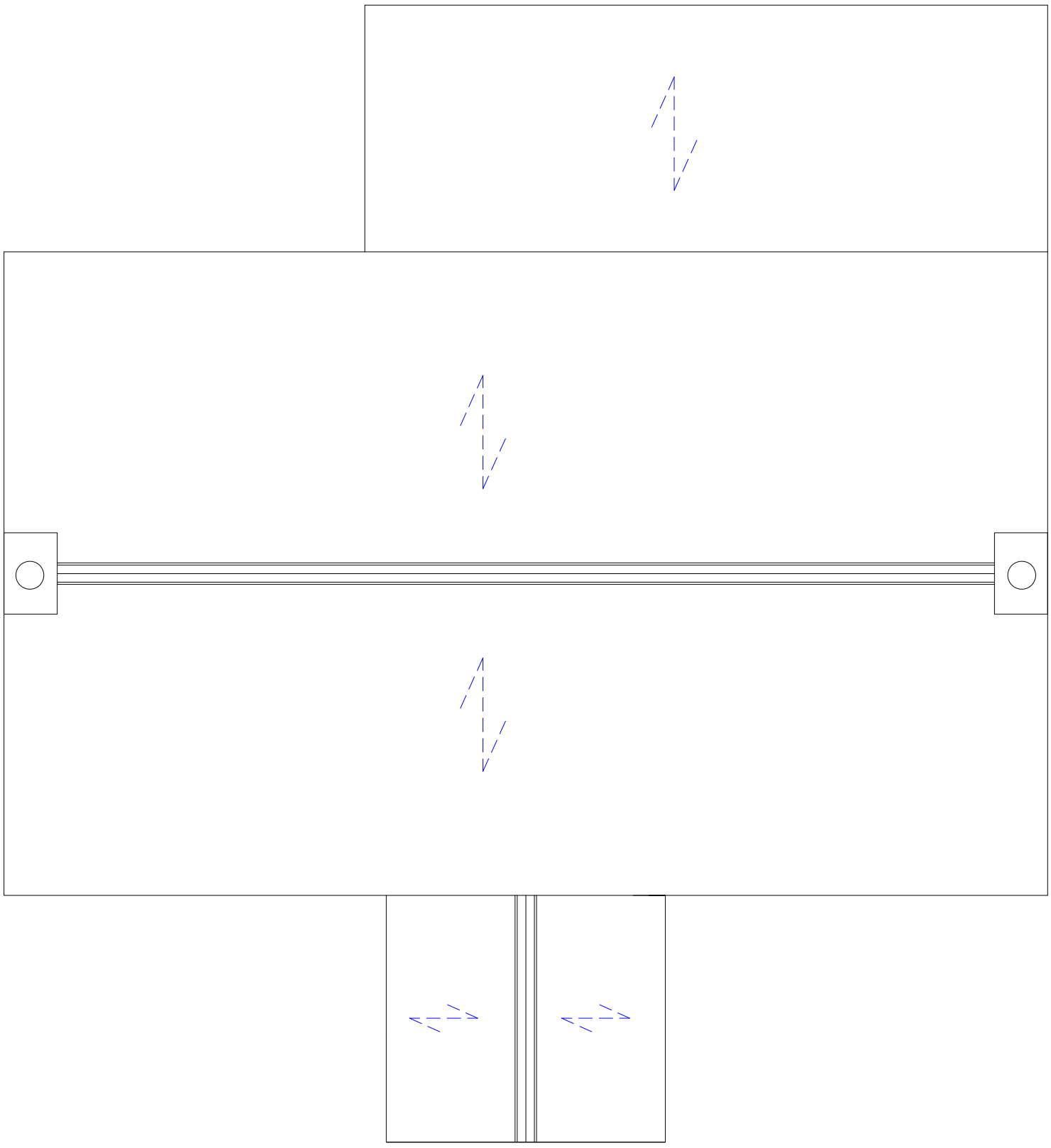
RECEIVED
By Lisa Walton at 3:43 pm, Aug 08, 2022

APPROVED
By Lisa Walton at 11:31 am, Dec 05, 2022



H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: Proposed Roof Plan
Drawn: AVB	Job: 900446
Scale @ A3: 1:50	
Date: 05.08.22	
Dwg No: AE-07(900446)001	

RECEIVED
By Liv Rickman at 3:47 pm, Mar 31, 2022

APPROVED
By Lisa Walton at 11:39 am, Dec 05, 2022

evansjones

Planning Statement

Land adj White Cottage
Porthloo,
St Mary's,
Isles of Scilly

Prepared on Behalf of: Mrs Leanne Hicks

Project: 16168
Date: 31 March 2022

Cheltenham | London | Reading

0800 001 4090
info@evansjones.co.uk

evansjones.co.uk

Project Management

Planning Consultants

Building Surveying

Disabled Access Consultancy

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Executive Summary

Evans Jones Ltd have been instructed by Mrs Leanne Hicks to submit a planning application for the erection of a dwelling at land adjacent to White Cottage, Porthloo, St Mary's, Isles of Scilly.

As the site is located within the defined settlement boundary of Porthloo, it is within a location where the principle of residential development is acceptable, provided that the dwelling contributes to a sustainable, balanced and inclusive island community. Additionally, it must be demonstrated that there is a genuine local need.

The applicant was born on the Isles of Scilly and lived there for 23 years before emigrating to Australia to train as, and eventually become a qualified nurse; and it is her eventual intention to move back to the Isles and continue her profession there. The applicant remains closely connected to the Isles with many of her family members still living and working there.

Until the applicant is able to return and occupy the proposed dwelling as her sole and primary residence, it is proposed to let the dwelling as a long-term rental to local people who live permanently on the islands due to their employment circumstances and work commitments.

This statement finds that the proposal is acceptable in principle complying with the relevant Development Plan policies as well as other material policy considerations, including national policy and the pursuit of sustainable development.

1. INTRODUCTION

1.1 This Planning Statement is submitted in support of the planning application seeking permission for the erection of a dwelling at land adjacent to White Cottage, Porthloo, St Mary's, Isles of Scilly.

1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon matters relating to design and visual amenity, impact upon neighbouring amenity, impact upon the historic environment, impact upon the area of outstanding natural beauty; and highways and parking.

1.3 The application submitted comprises the following plans and documents:

- Site Location Plan: 16168 01
- Existing Block Plan: AE-01(900446)001
- Existing Site Plan: AE-03(900446)001
- Proposed Block Plan: AE-05(900446)001
- Proposed Site Plan: AE-04(900446)001
- Proposed Elevations: AE-06(900446)001
- Proposed Floor Plans: AE-02(900446)001
- Application Form
- Planning Statement by Evans Jones

1.4 This statement should be read in conjunction with the plans and documents that make up the application as a whole.

2. SITE AND SURROUNDINGS

2.1 The application site is located at Land Adjacent White Cottage, Porthloo, St Mary's, Isles of Scilly, TR10 0NF. The local planning authority for this site is the Council of the Isles of Scilly, hereafter referred to as the LPA.

2.2 The site comprises a plot of residential land measuring 0.03 hectares to the north of the dwelling White Cottage. This dwelling was constructed following the demolition of a chalet on site, with this redevelopment being approved at appeal in 2017. To the north of the site is the dwelling The Rope Walks. To the east is the dwelling Compass Rose, which was formerly known as White Cottage, with the name being changed following the construction of the dwelling approved in 2017. The details of this are set out later in this statement. The site in its context can be seen in Figure 1.

Figure 1 - Site Location (taken from Google Maps)

2.3 Access to the site is currently obtained via an unnamed road leading onto Porth Loo Lane, which connects the site to Hugh Town, the largest settlement on the Isles of Scilly, to the south.

2.4 The character of the area is residential in nature, with the site being within one of the

main settlements on the Isles of Scilly. The area to the west of the site is a coastal landscape, comprising Porthloo Beach, where there are facilities for tourists. The area to the east of the site is open countryside, with some residential properties and areas of agricultural land.

2.5 The site is within the defined area of the settlement of Porthloo. An extract from the LPA's Planning Policy Map, confirming that the site is within the settlement boundary of Porthloo, is shown in Figure 2 below. The site is also located within Flood Zone 1, indicating a low risk of flooding; and the entirety of the Isles of Scilly are covered by Area of Outstanding Natural Beauty (AONB) and Conservation Area designations.

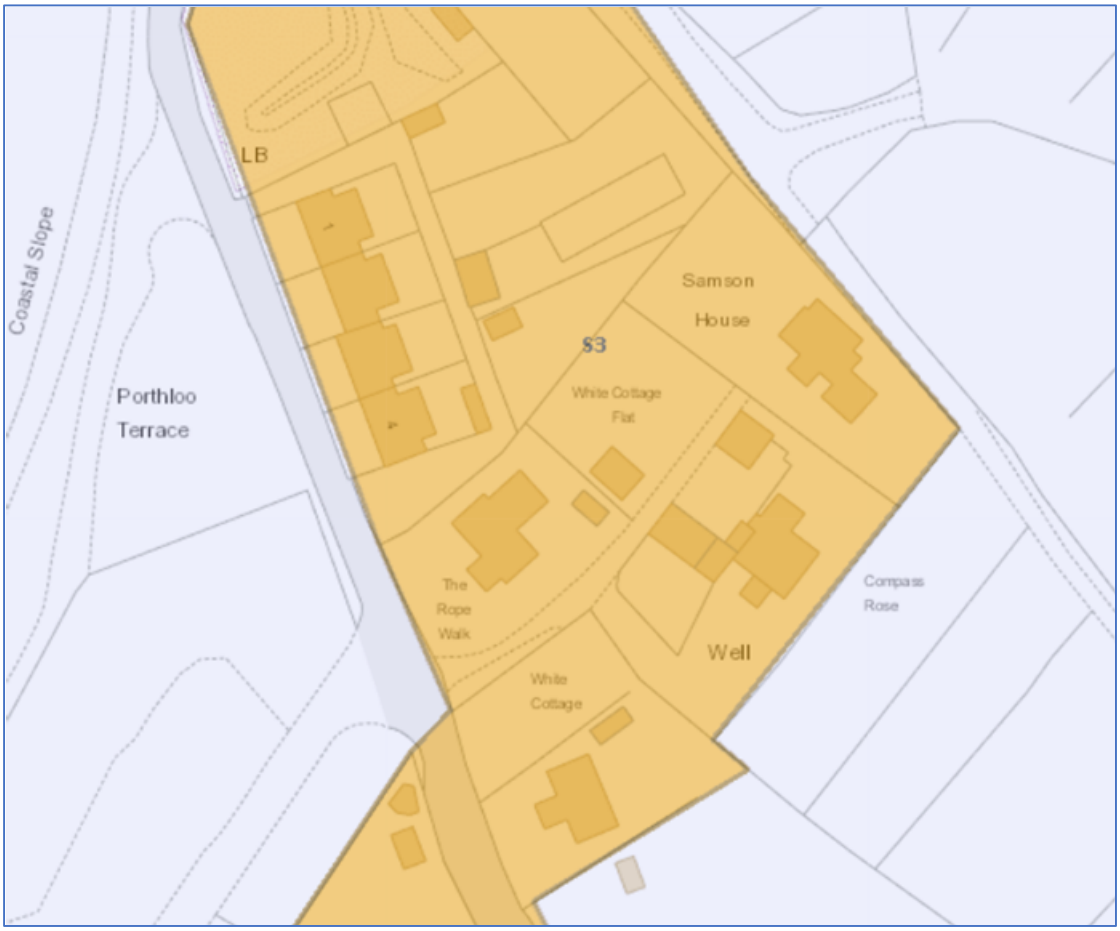

Figure 2 - Extract from LPA's Planning Policy Map (settlement boundary shown in orange)

3. DEVELOPMENT PROPOSAL

3.1 The application seeks planning permission for the erection of a new dwelling at land adjacent to White Cottage.

3.2 The dwelling would comprise a simple, traditional form set within the centre of its plot and would benefit from front and rear gardens. The elevations would be finished in granite and render with slate tiles to the roof, and timber doors and windows.

3.3 The dwelling would benefit from a shared access with White Cottage, and its own private parking area.

3.4 The applicant is a former resident of the Isles of Scilly, currently living in Australia for work as a nurse. She remains closely connected to the Isles, with family members currently living there and intends to return in the future, upon which the dwelling will become her primary accommodation. In the interim, it is her intention that the dwelling would be let out to residents on the island who have a clear need for housing, such as council and health workers.

4. PLANNING HISTORY

4.1 A review of the LPA's online planning register shows the following applications at White Cottage which are of relevance to this application:

- P/22/003/OUT
- P/16/084
- P/16/035
- P/14/062
- P/14/039

4.2 Application P/22/003/OUT was withdrawn in February 2022 because Officers considered that further detail was required. Officers confirmed: *"I can confirm that as a local need home, subject to a Section 106 legal agreement, to restrict occupancy to qualifying persons and as a form of windfall development within an identified settlement area of Porthloo, is acceptable in principle. I am not, however, able to support an application in outline and would require full details, as part of a full application for planning permission, to be submitted in order to fully assess the proposal."*

4.3 Application P/16/084 was for the replacement of a two bedroom chalet with a two bedroom cottage at the site. A previous application was made for this replacement under reference P/16/035. This was refused planning permission on the basis that, without the use of a legal agreement to control occupancy, the creation of a new, replacement open market dwelling that was significantly larger than the existing was not a socially sustainable form of development and thus was contrary to planning policy.

4.4 Application P/16/084 was refused for the same reason but was subsequently appealed under reference APP/Z0835/16/3166073. The Inspector allowed the appeal and granted planning permission for the development on 3rd August 2017, stating that the proposal would not represent the creation of a new dwelling. This was on the basis that there would be no net change to the housing stock on the islands. Additionally, the Inspector noted that the proposed replacement dwelling, whilst larger, had a degree of relationship with the existing dwelling on site.

4.5 Applications P/14/062 and P/14/039 were for Certificates of Lawfulness for the use of the chalet at White Cottage as an independent dwelling. Both applications were refused as the LPA determined that there was insufficient evidence to demonstrate that the chalet had been used as an independent dwelling for a period in excess of 4 years.

4.6 Following the refusal of both of the applications, the LPA issued an enforcement notice in respect of the construction and use of the chalet as a dwelling. This enforcement notice was subsequently appealed under reference APP/Z0835/C/15/3006441. The Inspector for this appeal confirmed that the buildings that comprised the chalet were constructed in excess of 4 years from the date of the notice and thus their construction was immune from enforcement action. The use of two sections of the building as a residential dwelling was also deemed to be immune from enforcement action as they were occupied for this use for a period in excess of 4 years from the issuing of the notice. One section of the chalet was determined not to be in lawful use, with the Inspector determining that the use of this section for residential use should be granted planning permission.

4.7 Outside of White Cottage, application P/19/063, at land to the rear of the Ropewalk, in close proximity to the site, is of relevance to this application. This application demonstrates that residential development within this area has previously been deemed acceptable by the LPA. In this instance, the submitted application documents confirmed that the new dwelling would be utilised to house local residents in need. To secure this a Section 106 agreement was sought to allow the dwelling to be used for 'Specific Local Need' and 'Essential Workers.' This helps to demonstrate how residential development can be deemed acceptable on the Isles of Scilly.

5. PLANNING POLICY CONTEXT

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

5.2 The Development Plan policy context for the site and the surrounding area is provided by the Isles of Scilly Local Plan (2015-2030), adopted 25th March 2021 (Local Plan).

5.3 The policies that are of relevance to this application are:

- SS1 – Principles of Sustainable Development
- SS2 – Sustainable Quality Design and Place-Making
- SS9 – Travel and Transport
- SS10 – Managing Movement
- OE1 – Protecting and Enhancing the Landscape and Seascape
- OE7 – Development affecting Heritage
- LC1 – Isles of Scilly Housing Strategy to 2030
- LC2 – Qualifying for Affordable Homes
- LC3 – Balanced Housing Stock
- LC7 – Windfall Housing

National Planning Policy Framework

5.4 The National Planning Policy Framework (The Framework) was revised on 20th July 2021. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.

5.5 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This

means *"approving development proposals that accord with an up-to-date Development Plan without delay"* or "*where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole."*

5.6 The Framework defines the three overarching objectives of sustainable development as:

An Economic Objective – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

A Social Objective - *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

An Environmental Objective – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.7 These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; they are not criteria against which every decision can or should be judged. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

5.8 Paragraph 218 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.

5.9 Paragraph 219 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

5.10 Section 5 focuses on delivering a sufficient supply of homes. Paragraph 60 states "*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*"

5.11 Section 11 focuses on making effective use of land. Paragraph 119 states "*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*"

Appropriate Weight

5.12 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan,

unless material considerations indicate otherwise. In this instance, full weight is given to the Local Plan as it forms the Development Plan.

5.13 As it forms the basis of Government policy for planning applications, substantial weight should be given to the policies of the Framework.

6. PLANNING CONSIDERATIONS

6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to the principle of development, design and visual amenity, impact upon neighbouring amenity, impact upon the historic environment, impact upon the area of outstanding natural beauty; and highways and parking.

Principle of Development

6.2 The main policy considerations relating to the principle of development are set out by policies LC1, LC2, LC3 and LC7 of the Local Plan.

6.3 As the site is located within the defined settlement boundary of Porthloo, in accordance with policy LC7, the erection of a dwelling is defined as windfall development. Additionally, policy LC1 states that the provision of affordable homes within windfall sites will contribute towards the creation of a sustainable, balanced and inclusive island community. As such, the location of the proposed development is acceptable in principle.

6.4 Policy LC1 notes that on windfall sites, open market housing will only be allowed on developments of 5 or more dwellings as a means to deliver affordable housing. As such, given that the proposal pertains to a single dwelling, it is the intention that the proposed development will be for an affordable unit.

6.5 The main element of consideration for residential development within the Isles of Scilly is demonstrating that there is a genuine local need for housing, in accordance with policies LC1, LC2 and LC3, along with the development being for an affordable dwelling.

6.6 The proposed dwelling will be utilised by the applicant, who was brought up on the Isles of Scilly before moving to Australia in 2012. Prior to her return, it is her intention that the dwelling is let out to people who need it in the local area and cannot live elsewhere, such as hospital staff and council workers, thus fulfilling the housing needs of other workers in this interim period.

6.7 Policy LC2 notes that a local housing need can be established in instances where the dwelling is for someone who had previously lived on the Isles of Scilly for a continuous period in excess of 5 years. Prior to moving to Australia, the applicant lived on the Isles for a continuous period of 23 years. She moved away in order to study at James Cook University in Townsville, Queensland, Australia and is now a registered nurse working at Townsville Hospital and Health Services. Having obtained her relevant training and experience, she intends to return to the Isles, with the proposed dwelling being her permanent residency.

6.8 Upon her return, the applicant will go into employment as a nurse, with this being a means of employment that requires permanent residency on the Isles. As the COVID-19 pandemic has demonstrated throughout the country, there is a clear need for healthcare workers to ensure that all residents obtain a relevant level of care. By working as a nurse on the Isles of Scilly, the applicant will provide a key worker function, thus demonstrating the need for a new dwelling to accommodate her.

6.9 Additionally, given that the dwelling would be utilised by a former resident who has been away to obtain work experience following job-specific training, the proposed dwelling would meet the specific local housing need as set out within Part 4(1) of Policy LC2.

6.10 Policy LC2 also notes that local housing need can be established where the property would be occupied as a sole private residency, where the need cannot be met by the local housing market, and the occupier needs to live permanently on the island due to their employment circumstances. In the meantime before the applicant emigrates back to her home, it is her intention for the dwelling to be let out to permanent local workers. As such, these will be workers who need to have residential accommodation upon the Isles of Scilly for ease of access to their jobs.

6.11 The principle of renting has been tested within the area around the site to demonstrate the acceptability of residential development in recent planning history. For example, application P/19/063 was granted planning permission, with it being confirmed that the dwelling would be utilised for workers on the Isles of Scilly. The approval of this application confirms that residential development that will be utilised for workers is acceptable within Porthloo, further demonstrating that the dwelling is acceptable in

principle.

6.12 These factors demonstrate that the proposed dwelling is designed to fulfil a local need for residential accommodation both for workers on the Isles of Scilly and for someone intending to return to the Isles of Scilly in the future. As there is an identified local need, the development is acceptable; and in accordance with development plan policies LC1, LC2, LC3 and LC7.

6.13 As this application is solely focused on the principle of residential development at the site, and the site is in a windfall location where residential development can be permitted, the main question is whether the dwelling will be affordable and whether it fulfils local need for residential dwellings. As has been demonstrated in this section, the dwelling is intended to be affordable, fulfilling this requirement within policy LC1. Furthermore, the dwelling will fulfil local need by being for a full-time healthcare worker returning to the Isles of Scilly, with the dwelling being let out to other full time workers who have to live on the Isles in the interim period prior to her return.

6.14 In addition to the above, application P/22/003/OUT was withdrawn in February 2022 because Officers considered that further detail was required. Officers confirmed that the principle of development is acceptable and stated (verbatim): *"I can confirm that as a local need home, subject to a Section 106 legal agreement, to restrict occupancy to qualifying persons and as a form of windfall development within an identified settlement area of Porthloo, is acceptable in principle. I am not, however, able to support an application in outline and would require full details, as part of a full application for planning permission, to be submitted in order to fully assess the proposal."*

6.15 As such, the development is acceptable in principle fully in accordance with the development plan.

Design and Visual Amenity

6.16 Policy SS2 says that "New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements of sustainability."

6.17 The proposal seeks the erection of a two-bedroom detached dwelling which would be

located within land to the rear of White Cottage. The site is in a built-up residential area within the settlement boundary and the character of the area is sub-urban with dwellings of various size and appearances; many of which have been altered.

6.18 The elevations would be reflective of similar neighbouring dwellings in the vicinity including White Cottage; and would comprise two storeys finished with a pitched roof with a pike dormer to the front and single storey protrusion to the rear.

6.19 The external facing materials would comprise granite and render with slate roof tiles and timber frames to the fenestration which would be in keeping with the surrounding dwellings.

6.20 The dwelling is proposed to be located centrally within its plot, thus maintaining the development line of the existing properties and allowing for rear parking and amenity space.

6.21 The dwelling would cohesively blend into its setting resulting in a positive feature within the street scene and is thus representative of good design in accordance with Policy SS2.

Impact upon Neighbouring Amenity

6.22 Policy SS2 says that "New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements of sustainability by safeguarding the amenity of individuals and properties by creating a high quality environment that addresses issues of privacy, overlooking, overshadowing, overbearing impacts and unreasonable noise and disturbance."

6.23 By virtue of the detached nature of the proposed dwelling and distance to neighbouring properties, it would not result in a loss of light, overshadowing or overbearing impacts. Likewise, there are no upper floor windows proposed to the side elevations and thus no potential for overlooking to White Cottage and Rope Walk; and the rear elevation features a single window at 1.5 storey level which would serve a staircase landing which is not a primary living space and thus only offers opportune views north towards Compass Rose. Thus, in view of the nature of this space, couples with the distance to Compass Rose, there would be no unacceptable impacts in terms of overlooking or loss

of privacy.

6.24 As demonstrated above, the development would have an acceptable impact upon neighbouring amenity in accordance with Policy SS2.

Impact upon the Historic Environment

6.25 The entirety of the Isles of Scilly are designated as a Conservation Area and as such it is pertinent to consider the proposals in the context of Policy OE7.

6.26 Policy OE7 says that *"Development within the Isles of Scilly Conservation Area will be permitted where: a) it preserves or enhances the character or appearance of the area and its setting; b) the design and location of the proposal has taken account of: I. the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and II. the form, scale, size and massing of nearby buildings, together with materials of construction."*

6.27 The dwelling would be located in a residential area which comprises modern and new buildings as proposed would be quintessentially representative of the Isles' vernacular by virtue of its form and external facing materials.

6.28 Whilst there is a high density of designated heritage assets on the island there are no listed buildings or scheduled monuments within a radius of 250m. There are a number of Archaeological Constraint Areas (ACA) and Historic Environment Records (HER) in the vicinity of the site but none within the site boundary of the proposed dwelling.

6.29 In addition to the above, 90m to the south of the site is Porthloo ACA, 160m to the north east is a HER of a Modern Pillbox and 180m to the north east is Newford Island, where there is a Scheduled Monument of Civil War Breastwork and battery; however, none of these heritage assets would be affected by the proposed development.

6.30 Approximately 140m to the south of the proposed site is a further HER record of a ploughed-out field system likely to be associated with a nearby surviving bulb strip system and approximately 300 metres further to the south east is a Grade II listed building of a glasshouse and packing shed at Rocky Hill Farm. It is considered that due to the position and the enclosed nature of the site, the proposed dwelling will not have a

detrimental impact upon any designated or undesignated heritage assets.

6.31 In addition to the above, previously withdrawn application reference P/22/003/OUT consulted the Archaeology Officer who raised no concerns.

6.32 In view of the above, it is considered that the dwelling as proposed would preserve the setting of the conservation area result in no harm to any heritage assets and is thus acceptable in terms of policy OE7.

Impact upon the Area of Outstanding Natural Beauty

6.33 The entirety of the Isles of Scilly are designated as a AONB and as such it is pertinent to consider the proposals in the context of Policy OE1.

6.34 Policy OE1 says that "*Development will only be permitted where it aligns with the statutory purpose of Areas of Outstanding Natural Beauty (AONB), and therefore conserves and enhances the islands' landscape, seascape and scenic beauty. Development must take into account and respect: a) the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape; b) the undeveloped and special character of the Heritage Coast; c) other qualities, such as important features and views, dark skies and tranquillity, and having regard to the AONB Management Plan; and d) the Isles of Scilly Landscape Character Study and any successor or associated documents.*"

6.35 The site is set within a built-up residential area and is therefore read against the context of this setting. The hedges which border the site would be retained and as such the site would retain part of its visual attractiveness in this regard. The proposal would therefore preserve the scenic beauty of the AONB in accordance with Policy OE1.

Highways and Parking

6.36 Policy SS10 says that "*Development that has the potential to generate vehicular movements and car parking will be permitted provided that: a) provision is made to support and promote the use of sustainable transport such as walking, cycling and electric vehicles, where appropriate; b) it does not have an adverse impact on the function, safety and character of the local highway network; and c) an appropriate level of off-street cycle and car parking and electric vehicle charging is provided, taking into*

account the scale and type of development and the accessibility of the location to facilities and services."

6.37 The dwelling is proposed to be served by the existing access which would be shared with White Cottage. The development incorporates one private car parking space and cycle parking could be sufficiently provided within the amenity space. The proposal would not result in any adverse impacts to the highway network and provides satisfactory parking in accordance with Policy SS10 and is thus acceptable in terms of impact to highways and parking.

The Objectives of Sustainable Development

6.38 Paragraph 8 of the Framework sets out the three overarching objectives of sustainable development. These are independent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure new gains across each of the different objectives. As previously mentioned, these objectives are economic, social and environmental. However, they are not criteria against which every decision can or should be judged.

An Economic Objective

6.39 From an economic perspective, once the dwelling is completed, it is intended that it be used for workers on the Isles of Scilly, thus demonstrating that it will support workers and help build up the economy in the area. Furthermore, the construction of the dwelling will result in economic gains for the companies responsible for the provision of construction works and building materials.

A Social Objective

6.40 Socially, the development will be sustainable through ensuring that there is a sufficient supply of dwellings on the Isles of Scilly to support people who live and work in the area, helping to meet the needs of present and future residents. The new dwelling will also help to increase the social cohesion within the area through allowing more residents on the Isles of Scilly to be in close proximity to each other.

7. SUMMARY AND CONCLUSIONS

7.1 The application seeks planning permission for the erection of a single dwelling at land adjacent to White Cottage, Porthloo.

7.2 The dwelling is intended to be used both by a former long-term resident of the Isles of Scilly upon her return and, in the interim, will be let out to workers on the Isles and thus would fulfil a local need for residential development. The principle of development has previously been accepted through withdrawn outline application reference P/22/003/OUT.

7.3 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.

7.4 It is therefore urged that the Local Planning Authority grant planning permission for this sustainable development.

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APPROVED
By Lisa Walton at 11:39 am, Dec 05, 2022

RECEIVED
By A King at 2:36 pm, Jun 08, 2022

rappor

Land Adjacent to White Cottage, Scilly

Mrs Leanne Hicks

Flood Risk Assessment

May 2022

Document Control

Job No.	22-0332	
Project Name	Land Adjacent to White Cottage, Scilly	
Document Title	Flood Risk Assessment	
Status	For Planning	
Client	Mrs Leanne Hicks	
	Name	Date
Prepared By	Ben Fleming	May 2022
Checked By	Kris Tovey	May 2022
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Record of Revisions

Revision	Date	Details	Made By
1	05/2022	For Planning	BF

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Appendix D – Drainage Strategy
Appendix E – Drainage Calculations

1 Introduction

Background

1.1 The purpose of this FRA is to assess the risk of flooding to the proposed development and where possible provide sufficient mitigation to demonstrate that the future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on site and elsewhere and, where practicable, that the development would reduce flood risk overall.

Site Proposals

1.2 The proposal is for the construction of a dwelling at land adjacent to White Cottage, Porthloo, St Mary's, Isles of Scilly. A copy of the proposed development drawings is included within **Appendix A**.

National & Local Planning Policy

1.3 The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance (PPG) is also available online.

1.4 The PPG sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

1.5 The NPPF states that a site-specific Flood Risk Assessment will be required for proposals:

a) that are greater than 1 hectare in area within Flood Zone 1
b) for all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3
c) in an area within Flood Zone 1 which has critical drainage problems; and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding
d) in an area within Flood Zone 1 identified in a Strategic Flood Risk Assessment as being at increased flood risk in the future
e) in an area in Flood Zone 1 that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

1.6 This FRA aims to provide sufficient flood risk information to satisfy the requirements of the NPPF, PPG and regional/local government plans and policies.

1.7 This assessment considers the risks of all types of flooding to the site including tidal, fluvial, surface, groundwater, sewer and artificial sources and provides mitigation measures to ensure that the flood risk to the site is minimised and that flood risk off-site is not increased.

Sources of Information

1.8 This FRA has been based on the following sources of information:

a) NPPF
b) NPPF-PPG
c) Site Layout Plan
d) Ordnance Survey mapping
e) DEFRA Magic mapping
f) Environment Agency mapping and request for information
g) Isles of Scilly Local Flood Risk Management Strategy
h) Lidar aerial survey data
i) Web Based Soil Mapping
j) British Geological Survey Drift & Geology Maps
k) South West Water Sewer Records
l) Local Press Flood Reports / Anecdotal Evidence

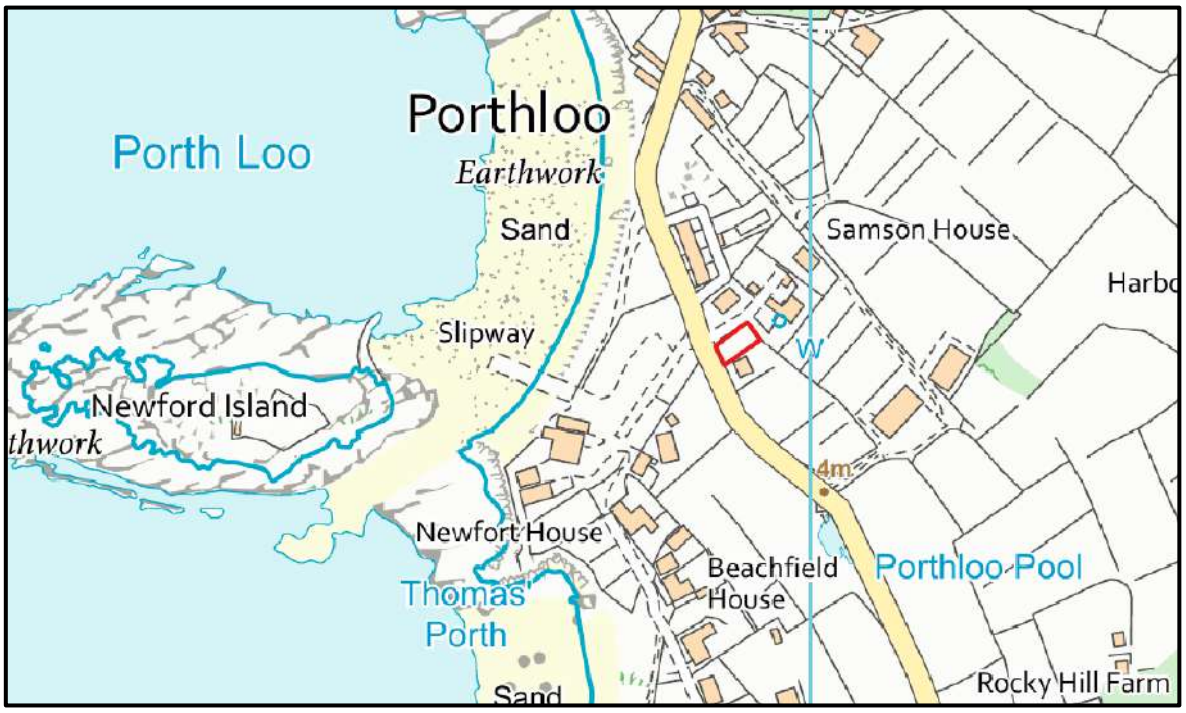
2 Existing Site & Hydrology Characteristics

Site Location & Composition

2.1 The site comprises a plot of residential land measuring 0.03 hectares to the north of the dwelling White Cottage in the village of Porthloo. This dwelling was constructed following the demolition of a chalet on site. To the north of the site is the dwelling The Rope Walks. To the east is the dwelling Compass Rose.

2.2 The site location is shown approximately outlined in red in **Figure 2.1**. A location plan is included with **Appendix A.**

2.3 The approximate site co-ordinates for the centre of the site are E: 90951, N: 11254, with the nearest post code of TR21 0NF.

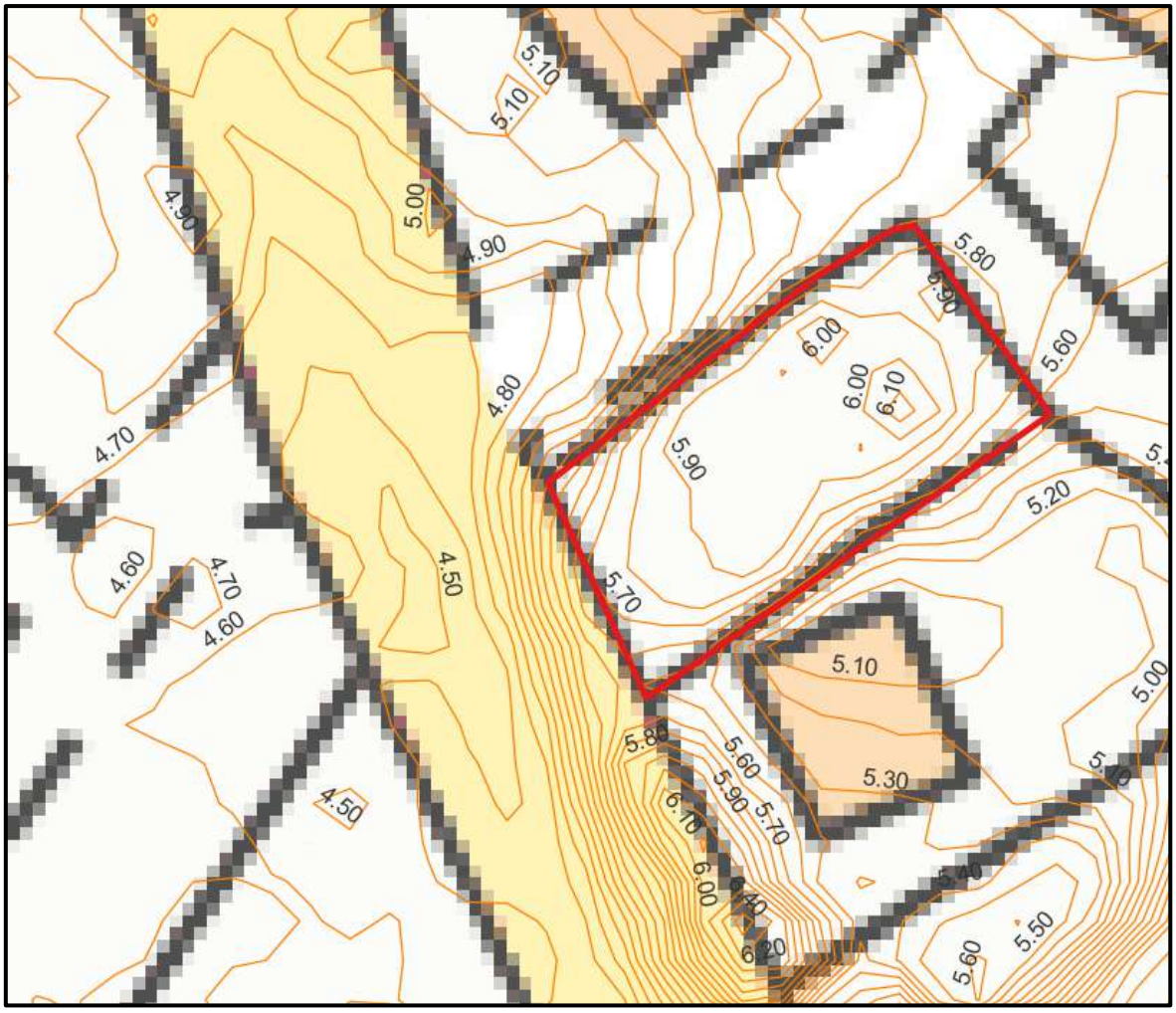


(Source: Promap)

Figure 2.1 Site Location

Topography

2.4 Ground levels in the area the site is located within generally fall in a western and southern direction away from the site. With levels on the site as indicated on **Figure 2.2** ranging from a high point of circa 6.1mAOD within the east of the site down to a low point of approximately 5.7mAOD along the western boundary. This information has been derived through referral to freely available Lidar aerial survey information.



(Source: DEFRA Data Download)

Figure 2.2 Ground Levels

Ground Conditions

2.5 Geological data held by the British Geological Survey (BGS) shows that the bedrock geology underlying the site is Granite. The superficial deposits present is Sand.

2.6 Soilscapes mapping indicates the underlying soil as slowly permeable wet very acid upland soils with a peaty surface. The rest of the island of St Mary's is considered to be freely draining.

Existing Drainage & Hydrology

2.7 South West Water asset plans show there are no public sewers in the vicinity of the site. Sewer records are contained in **Appendix B**.

2.8 There are no watercourses shown to be in the vicinity of the site from review of OS mapping. The site is located circa 146m south east of Port Loo and 207m north west of St Mary's Pool off the West Coast of St Mary's with the North Atlantic Ocean beyond.

3 Development Vulnerability & Flood Zone Classification

National Planning Policy Framework

3.1 Local Planning Authorities, (LPA) have a statutory obligation to consult the Environment Agency, (EA) on all applications in flood risk zones. The EA will consider the effects of flood risk in accordance with the NPPF.

3.2 NPPF requires that, as part of the planning process:

a) A ‘site specific’ Flood Risk Assessment will be undertaken for any site that has a flood risk potential.
b) Flood risk potential is minimised by applying a 'sequential approach' to locating 'vulnerable' land uses.
c) Sustainable drainage systems are used for surface water disposal where practical.
d) Flood risk is managed through the use of flood resilient and resistant techniques.
e) Residual risk is identified and safely managed.

3.3 Table 1 of NPPF, categorises flood zones into:

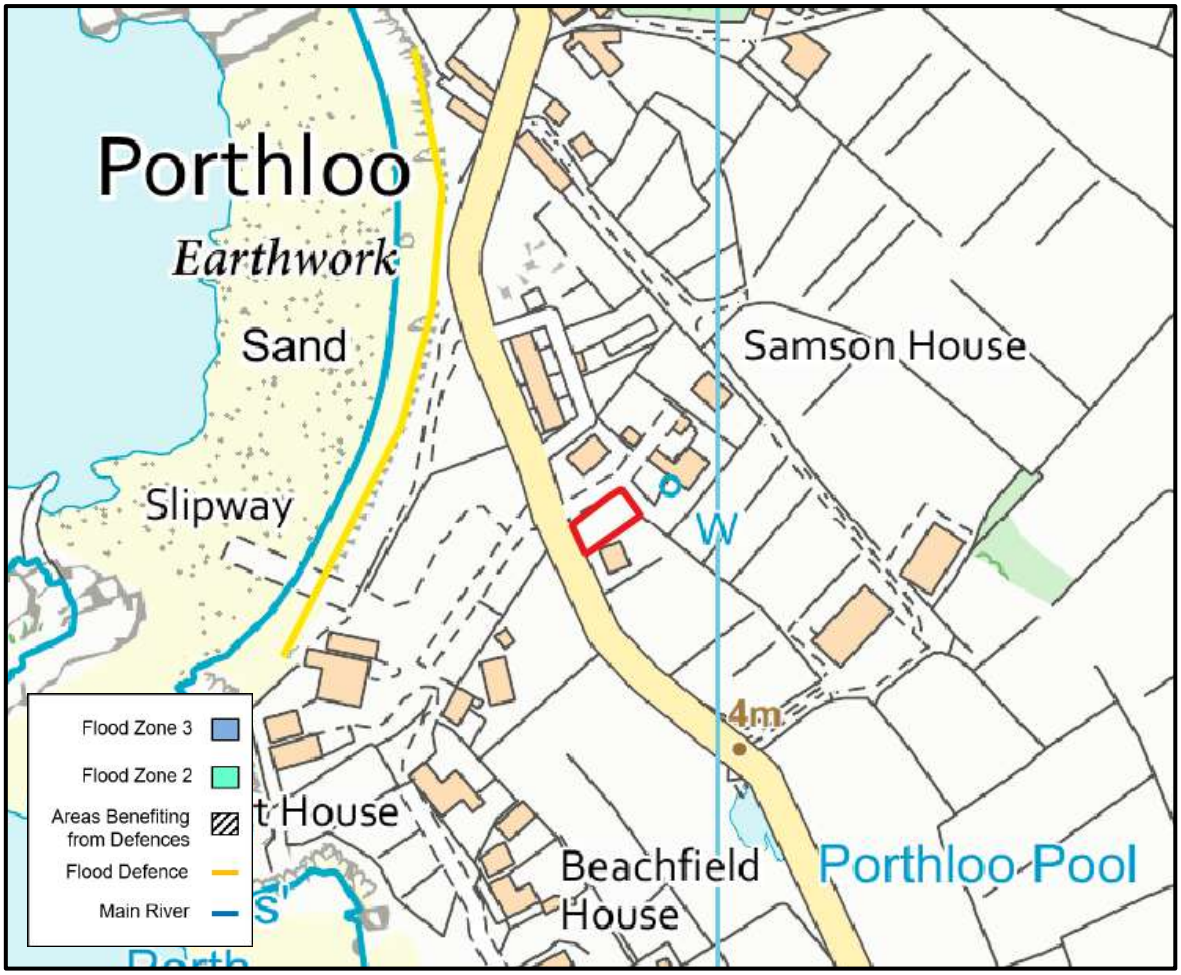
a) Zone 1- Low risk, less than 0.1% Annual Event Probability (AEP) (< 1 in 1000 years)
b) Zone 2- Medium risk, 0.1% AEP (1 in 1000 - 1 in 100 years)
c) Zone 3a- High risk, 1% AEP (> 1 in 100 years)
d) Zone 3b- High risk - Functional Floodplain, 5% AEP (>1 in 20 years)

Environment Agency Flood Map for Planning

3.4 The Environment Agency Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, since these can be breached, overtopped and may not be in existence for the lifetime of a development.

3.5 The site is located within Flood Zone 1 and at low risk as shown on the Environment Agency Flood Map for Planning[1] and **Figure 3.1**.

[1] https://flood-map-for-planning.service.gov.uk/



(Source: Environment Agency)

Figure 3.1 Environment Agency Flood Map for Planning

Flood Risk Vulnerability

3.6 The proposed development is considered to be 'more vulnerable' in terms of its land use type flood risk vulnerability as shown in Table 2 of the PPG[2].

3.7 The NPPF sets out a matrix indicating the flood risk vulnerability types of development that are acceptable in different flood zones based upon the Flood Map for Planning as shown in Table 3 of the PPG. All forms of development is considered appropriate to consider in Flood Zone 1 locations.

[2] https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables

4 Site Specific Flooding

National Planning Policy Framework (NPPF)

4.1 In accordance with the National Planning Policy Framework, this Flood Risk Assessment considers all sources of flooding including:

a) Tidal flooding – from sea;
b) Fluvial flooding – from rivers and streams;
c) Pluvial flooding – overland surface water flow and exceedance;
d) Groundwater flooding – from elevated groundwater levels or springs;
e) Flooding from sewers – exceedance flows from existing sewer systems; and
f) Artificial sources – reservoirs, canals etc.

Historic Flooding

4.2 The Environment Agency Open Data recorded flood mapping suggests the site is not located in an area that has been flooded historically.

4.3 There have been no significant past local events from local sources of flooding, namely surface water and groundwater as detailed in the Isles of Scilly Local Flood Risk Management Strategy (LFRMS)[3].

Tidal Flooding

4.4 The Isles of Scilly are vulnerable to the impact of climate change, rising sea level, inundation and coastal erosion. The islands bear the brunt of Atlantic storms and storm surges, vulnerability to flooding is increased by their low lying character coupled with the fact that much of the housing stock, critical infrastructure, water resources and commercial property are located close to sea level.

4.5 The main threat imposed on the Isles of Scilly is from coastal flooding from the Atlantic Ocean at times of high tide and storm. Flooding from the sea defences being over topped is more likely to occur if particularly high tides coincide with bad weather conditions such as high tides and storm surges. Porthloo is considered at risk if erosion of the coastline occurs or through breaching and overtopping of the embankment along the shoreline.

4.6 The flood protection/erosion embankment at Porthloo has a design crest level of 5.858mAOD. Ground levels on the site are no lower than 5.7mAOD. Meaning the site is protected from tidal flood events and is on higher ground for the most part than the height which the defences offer protection for.

4.7 The site is located within Flood Zone 1 as shown on **Figure 3.1**. This is the area shown to be at low risk of tidal flooding.

[3] https://www.scilly.gov.uk/sites/default/files/document/planning/Local%20Flood%20Risk%20Management%20Strategy%20FINAL.pdf

4.8 Flood data was requested from the Environment Agency (see **Appendix C**). This information is taken from their Isles of Scilly Coastal Flood Model 2019, which they suggest supersedes the Flood Zone mapping.

4.9 Mapping outputs from the modelling identifies the site is on the edge of an area that could be affected from flooding in the 1 in 200 year (0.5% AEP) flood event accounting for climate change, and the 1 in 1000 year (0.1% AEP) flood event. With flood extents bordering the site on the northern and western boundaries. The proposed house being positioned so that it is located outside the area, which could be affected.

4.10 On the basis of the sites topographical position, the presence of the defence embankment and the location of the site outside the modelled floodplain, the proposed property is considered to be at low risk of tidal flooding, whilst it is recognised that land adjacent could be at high risk over the lifetime of the development.

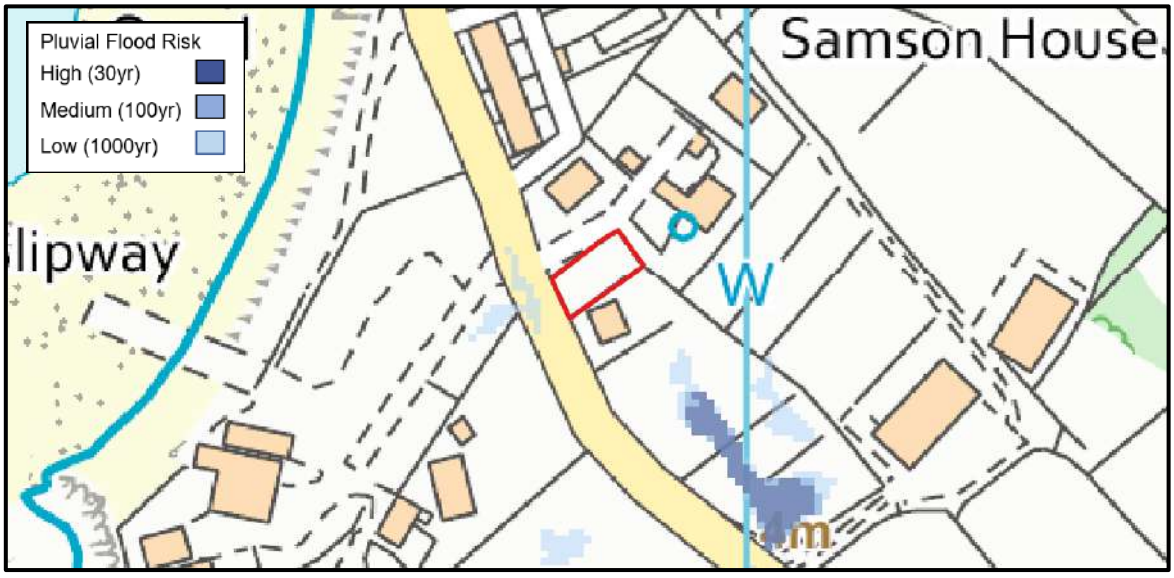
Fluvial Flooding

4.11 There are no watercourses/waterbodies in the vicinity of the site that pose a fluvial risk to the site. The risk of fluvial flooding is therefore negligible.

Pluvial Flooding

4.12 Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes. Risk of flooding from surface water mapping has been prepared, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead.

4.13 The Surface Water (Pluvial) Flood map provided by the Environment Agency (**Figure 4.1**) indicates that the site is at very low risk.



(Source: Environment Agency)

Figure 4.1 Surface Water Flood Risk Map

Groundwater Flooding

4.14 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low lying areas underlain by permeable geology. This may be regional scale chalk or sandstone aquifers, or localised deposits of sands and gravels underlain by less permeable strata such as that in a river valley.

4.15 The site and surrounding area is located within the area considered not to be at risk of groundwater flooding based on the lack of groundwater flooding history as detailed within the LFRMS.

Sewer Flooding

4.16 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or as a result of a reduction in capacity due to collapse or blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.

4.17 The site is not at risk of sewer flooding as there are no sewers in the vicinity of the site.

Flooding from Artificial Sources

Reservoirs

4.18 Flooding can occur from large waterbodies or reservoirs if they are impounded above the surrounding ground levels or are used to retain water in times of flood. Although unlikely, reservoirs and large waterbodies could overtop or breach leading to rapid inundation of the downstream floodplain.

4.19 To help identify this risk, reservoir failure flood risk mapping has been prepared , this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst case scenario and is only intended as a guide. This identifies the site isn’t at risk from this source and there are no waterbodies on St Mary’s large enough to qualify as reservoirs.

5 Flood Mitigation Measures

Introduction

5.1 It is important to demonstrate that future users will not be at risk from flood hazards during the lifetime of the development, as well as ensuring that flood risk is not increased elsewhere.

Assessment Findings & Implications

5.2 The site has been identified to be adjacent to an area at theoretical high to medium risk of tidal flooding over the intended design lifetime based on Environment Agency flood model data. However, the site and in particular the proposed property is located outside the floodplain and at low risk.

5.3 The position of the proposed house Flood Zone 1 as shown on **Figure 3.1** is considered to be sequentially preferable. No increase in fluvial flood risk will result due to the house being sited on land outside the floodplain.

Finished Floor Levels (FFLs)

5.4 The applicant shall consider setting FFLs nominally above finished ground levels to protect the new property from the risk of tidal flooding over the design lifetime of the development (100 years).

Ground Levels

5.5 Ground levels should be finished so that overland runoff is encouraged to flow away from the proposed new buildings and be directed to the nearest on site drainage system runoff collection point.

Access & Egress

5.6 Safe pedestrian access/egress is not considered available in order to access the wider road/street network and land outside the floodplain when considering the modelled flood data provided by the Environment Agency. The hazard mapping provided suggesting a danger for most would be present on the road adjacent if the tidal embankment defences were breached in particular. In account of this, the future occupier will register to receive Flood Warning information for expected tidal flooding or extreme tidal storms, so that they choose to leave the property prior to flooding occurring and travel to stay with relatives or friends elsewhere.

Flood Warning

5.7 Provision of flood warning systems is the responsibility of the Environment Agency. However, the Council of the Isles of Scilly, as a Category 1 responder under the Civil Contingencies Act 2004, has a duty to warn, inform and advise the public in the event of an emergency. To ensure that the public are kept advised well in advance of potential flooding incidents weather is monitored, particularly when there are significant Spring tides. It is

understood through researching the availability of flood warnings provided to the site location that there is no flood warning service provided by the Environment Agency.

5.8 When weather/flood warnings are received, or if felt necessary, precautionary warnings of potential flooding are advertised by the IOS Council as follows:

a) Council website.
b) Community Message Board.
c) Tourist Information Office.
d) Town Hall.
e) Radio Scilly.
f) Posters in various locations.
g) Where deemed appropriate – door knocking in specific vulnerable areas or in the case of off islands telephone calls.
h) Direct to IOS Fire and Rescue Service.

5.9 General flooding advice is provided on the Council website and guidance can be distributed to all households giving information about how to be prepared in the event of an emergency including flood incidents.

5.10 In the event of a tidal flood warning being issued by the Council for an extreme event that could affect the road fronting the site, guidance will be provided by the council as to the need to evacuate the property. Should this occur or the occupants chose to do so then plans should be made to leave the property and travel to stay in alternative accommodation on the island prior to flooding taking place.

5.11 Alternatively, the occupants could choose to remain in the dwelling, which is located outside the tidal floodplain, until the threat of tidal flooding has passed, and it is safe to leave the property to travel to the wider area.

5.12 An emergency ‘flood kit’ should be retained on site. It should include but is not limited to:

a) bottled water and non-perishable food;
b) a first aid kit;
c) a torch (plus batteries);
d) a portable radio to monitor local news and weather broadcasts (plus batteries);
e) a mobile phone, fully charged and with a charger;
f) blankets;
g) rubber gloves;
h) waterproof clothing; and
i) wellington boots, or similar footwear.

Drainage

5.13 A drainage strategy has been prepared to demonstrate how surface water generated by the proposals will be managed so that the proposals do not increase flood risk elsewhere, which is included in **Appendix D** with supporting calculations in **Appendix E**. See Section 6 for further details.

6 Proposed Drainage Strategy

Introduction

6.1 Consideration of flood issues is not confined to the floodplain. This is recognised in the NPPF and associated guidance. The alteration of natural surface water flow patterns through developments can lead to problems elsewhere in a catchment, particularly flooding downstream; and replacing permeable vegetated areas with low permeability roofs, roads and other paved areas will increase the speed, volume and peak flow of surface water runoff.

6.2 A surface water management strategy for the development is proposed to manage and reduce the flood risk posed by surface water runoff from the site. The surface water drainage arrangements for any development site should be such that the volume and peak flow rates of surface water leaving a developed site are no greater than the rates prior to the proposed development unless specific off-site arrangements are made and result in the same net effect.

6.3 An assessment of the surface water runoff rates was undertaken to determine the surface water options and attenuation requirements for the site and is discussed below.

Surface Water Management

6.4 Sustainable drainage system measures (SuDS) should be used to control the surface water runoff from the proposed development site, thereby managing the flood risk to the site and surrounding areas from surface water runoff. These measures will also improve the quality of water discharged from the site.

6.5 The SuDS hierarchy demands that surface water run off should be disposed of as high up the following list as practically possible:

a) Into the ground (infiltration) and re-use, or then;
b) To a surface water body, or then;
c) To a surface water sewer, highway drain or another drainage system, or then;
d) To a combined sewer.

Proposed Drainage

6.6 The introduction of hardstanding associated with the proposed development will increase the amount of runoff generated and could increase flood risk elsewhere unless managed to Local Authority drainage requirements.

6.7 BGS mapping indicates the bedrock geology underlying the site is of Granite formation with overlying sand deposits. The client has advised soakaway drainage is used to dispose of surface water runoff in the absence of main sewers and given the sandy soil conditions meaning infiltration drainage is the preferred method.

6.8 It is proposed to introduce a new gravity stormwater system with attenuation and a controlled discharge for up to a 1 in 100 year event plus 40% climate change allowance, which will reduce risk of flooding downstream.

6.9 To demonstrate that the necessary storage volumes can be accommodated on the site an illustrative drainage layout has been prepared and has been included as **Appendix D**. Supporting drainage calculations are included in **Appendix E**.

6.10 Surface water runoff shall be collected through gravity-fed gutters and downpipes for the proposed building and discharged to the geocellular soakaway system located to the north of the building. The discharge will then infiltrate into the ground. The soakaway system is located a minimum of 5m from the proposed building and has a porosity of 95%.

6.11 The soakaway system has been sized using a design infiltration rate of 0.108m/hr as per the typical infiltration coefficient for loamy sand in the SuDS Manual (C753).

6.12 The final layout and design of the surface water drainage network will be determined at the detailed design stage as the development masterplan evolves.

Foul Water Management

6.13 As there are no sewer assets present within the local area, it is proposed to connect the proposed development to the existing private package treatment plant system, which as advised by the client is designed to serve up to 5 properties and at present 2 are connected to it.

Water Reuse

6.14 The proposed development provides an opportunity to reuse surface water through the provision of rainwater harvesting products.

6.15 Rainwater butts should be provided at suitable locations where feasible, to reduce the volume of water entering the underground drainage system and the demand on the water supply network.

6.16 Harvested rainwater may be used for garden watering and other applications where a pressurised hose connection is not required. Stored rainwater also provides a source of clean water when hosepipe bans are in effect.

Maintenance Regime

6.17 Maintenance of SuDS features are essential to ensure that the surface water drainage system operates effectively and that flooding of the site and surrounding areas is prevented.

6.18 The responsibility of maintaining the private surface water and foul water drainage components would lie with the landowner of the site, who may delegate responsibility to an appointed external private management company.

6.19 For all drainage aspects a full maintenance regime should be carried out to ensure that drainage systems remain operational in accordance with manufacturer's guidelines and drainage features maintenance requirements as set out in the SuDS Manual (C753) outlined in **Table 6.1**.

Drainage Component	Required Action	Typical Frequency
Pipework, manholes, flow control chambers, catch pits and silt traps	Stabilise adjacent areas	As required
	Remove weeds	As required
	Clear any poor performing structures.	As required
	Inspect all structures for poor operation	Three monthly, 48 hours after large storms in first six months
	Monitor inspection chambers. Inspect silt accumulation rates and determine silt clearance frequencies	Annually
Soakaway Device	Check upstream silt traps	Monthly and after large storms

Figure 6.1 Initial Operation and Maintenance Plan

7 Summary and Conclusions

Summary

7.1 This assessment has considered the risks of all types of flooding to the site including tidal, fluvial, surface, groundwater, sewer and artificial sources and provides mitigation measures to ensure that the flood risk to the site is minimised and that flood risk off-site is not increased.

Conclusions

7.2 The proposed dwelling is to be located within Flood Zone 1 and at low risk of river flooding as shown on the Environment Agency Flood Map for Planning.

7.3 Proposed development within Flood Zone 1 locations is considered to be appropriate and sequentially preferable.

7.4 The risk of surface water flooding generated by the proposed development will be managed through the inclusion of a formalised drainage system to intercept and contain flows of overland runoff and directed to an onsite soakaway.

7.5 Finished floor levels of the proposed new properties will be set a nominal height above surrounding finished ground levels to protect them from the risk of extreme tidal flooding.

7.6 In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development will not cause or be subject to significant flood risk issues.

Appendix A – Proposed Development Drawings

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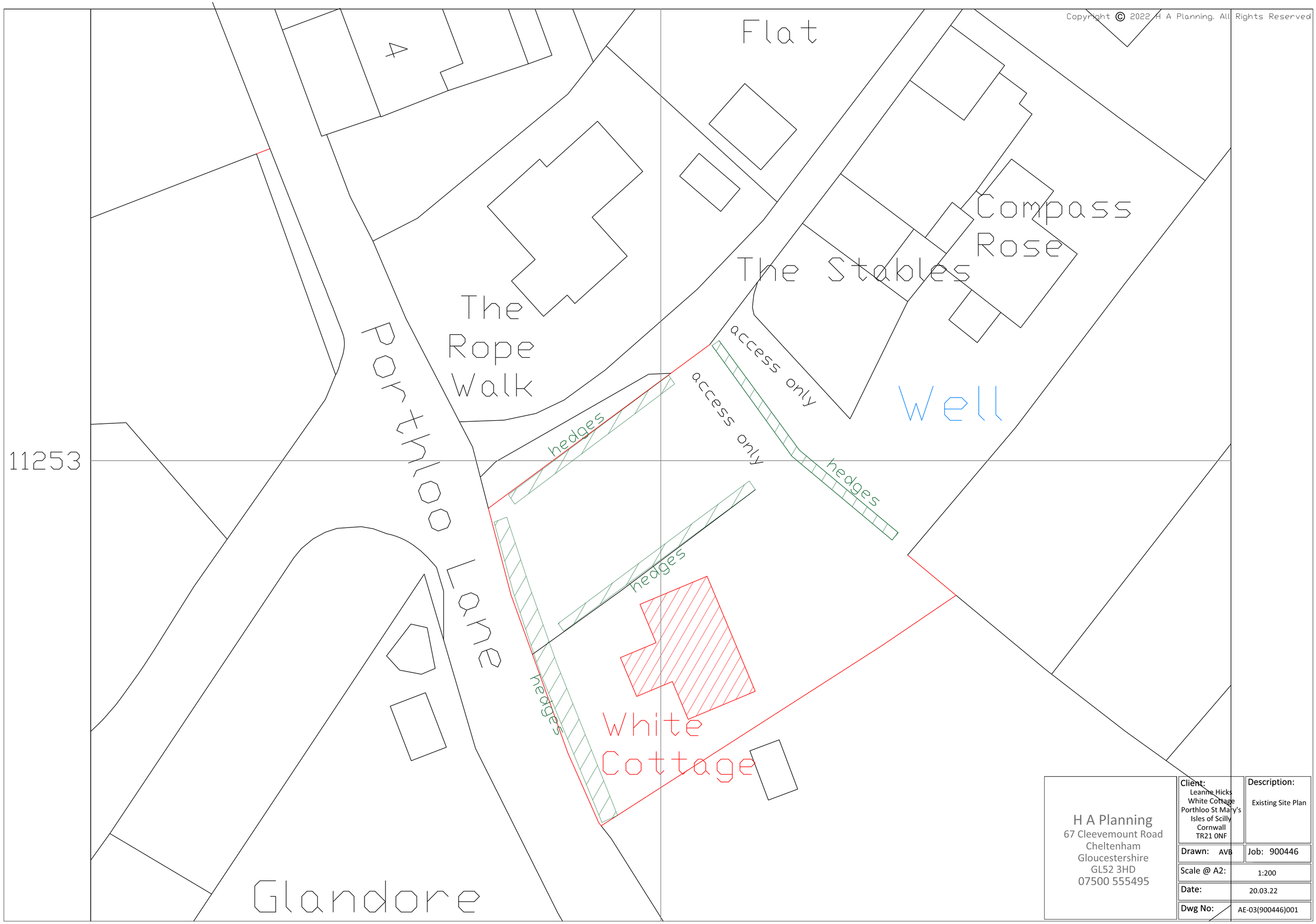

H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: Existing Site Plan
Drawn: AVB	Job: 900446
Scale @ A2:	1:200
Date:	20.03.22
Dwg No:	AE-03(900446)001

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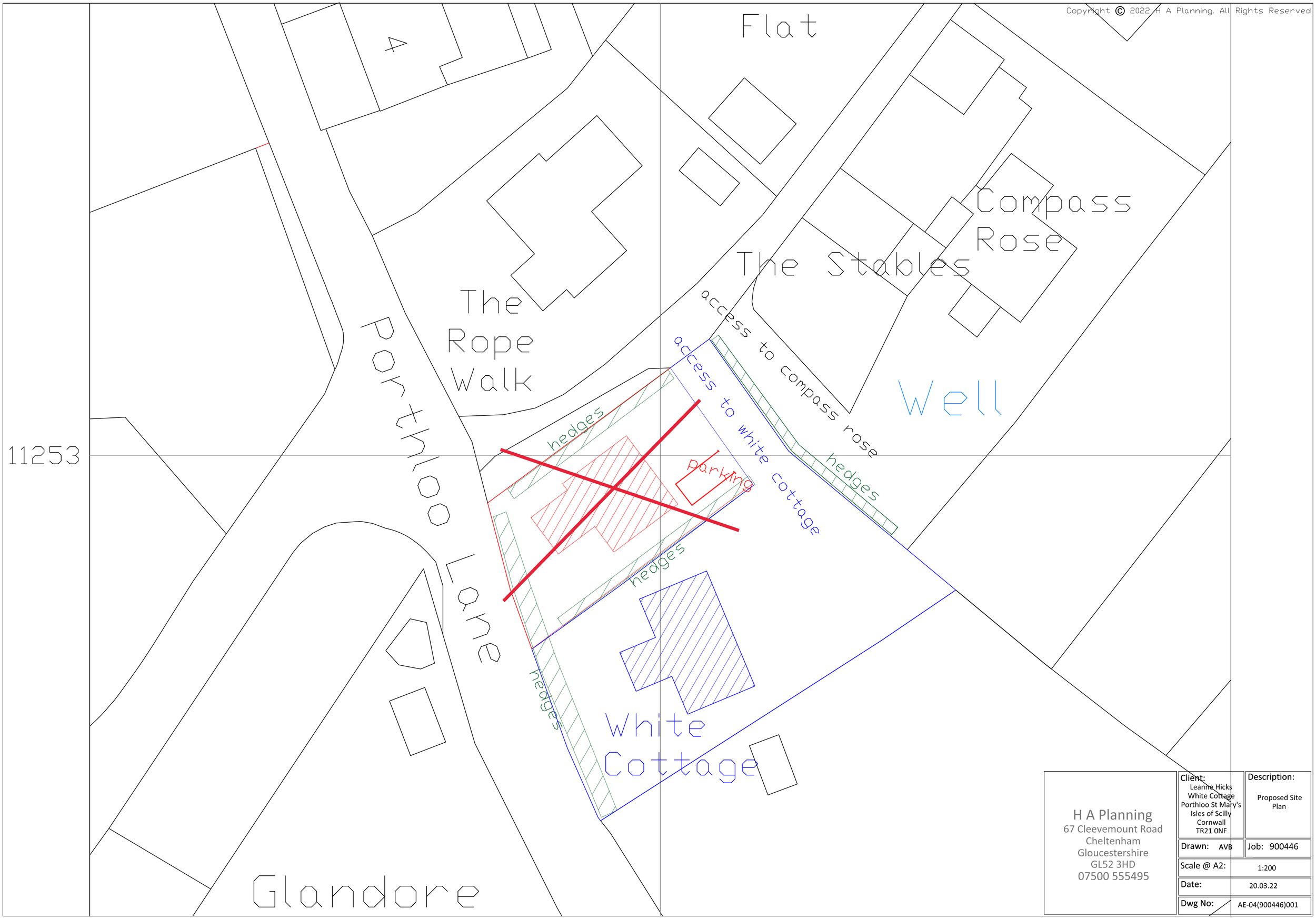


H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
07500 555495

Client: Leanne Hicks, White Cottage, Porthloo St Mary's, Isles of Scilly, Cornwall, TR21 0NF	Description: Proposed Site Plan
Drawn: AVB	Job: 900446
Scale @ A2:	1:200
Date:	20.03.22
Dwg No:	AE-04(900446)001

Appendix B – Sewer Records

South West Water

Source for Searches

RAPPOR
CTP HOUSE, KNAPP ROAD
CHELTENHAM
GLOUCESTERSHIRE, GL50 3QQ

UNDERGROUND ASSET INFORMATION

PUBLIC DRAINAGE & WATER

Location:	WHITE COTTAGE/PORTHLOO ST. MARYS, ISLES OF
Report Reference:	GIS/BM/WHI/19052022/42
Your Reference:	22-0332
Date:	19 May 2022
For the Attention of:	BEN FLEMING

Further to your request for information dated 19 May 2022, the Company's apparatus for the above site is shown herewith. South West Water Limited has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

• Service pipes and drainage connections may not be shown.

• No liability whatsoever is accepted for any inaccuracies or omissions in the information.

• If no reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists.

These reservations are in addition to any statutory regulations which apply.

Source for Searches - A South West Water Service contactus@sourceforsearches.co.uk 0845 330 3401

ASSETS NOT SHOWN? THEY MAY BE PRIVATE HOMEOWNERS RESPONSABILITY
PRIVATE SEWER CCTV SURVEYS AVAILABLE
GO TO SOURCEFORSEARCHES.CO.UK

USEFUL CONTACTS:

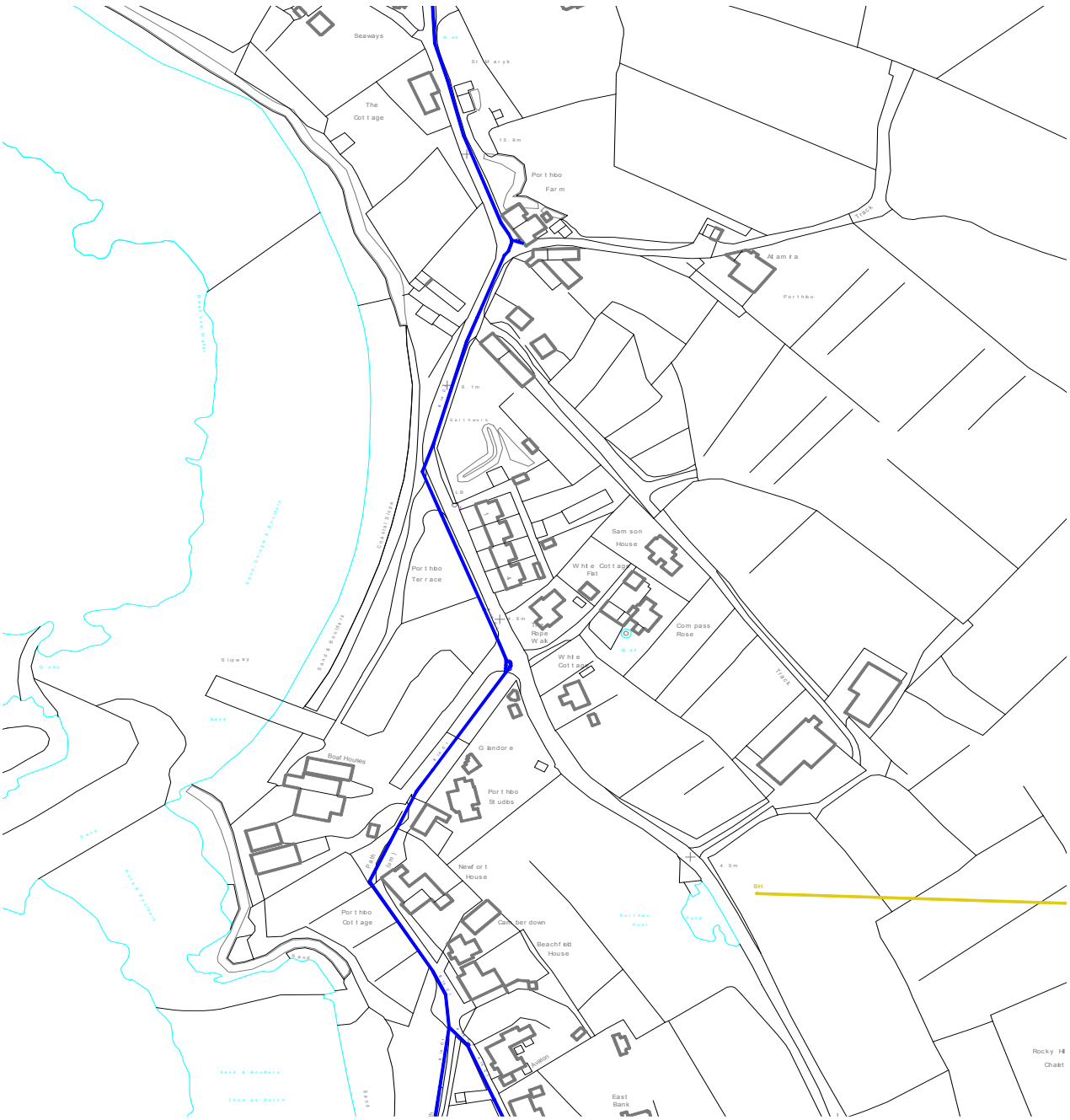
LEAKS / PIPE COLLAPSE	0344 346 2020
NEW CONNECTIONS	0800 083 1821
SOUTH WEST WATER	0344 346 2020

South West Water

The information indicated on this plan is provided only as a guide and no assurance as to its accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information. It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

WATER

WHITE COTTAGE/PORTHLOO ST. MARYS, ISLES OF SCILLY TR210NE



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Water Pipe Details

- Distribution
- Trunk
- Communication
- Untreated
- Private
- Abandoned

Common Materials

Cast Iron	CI	High Density Polyethylene	HDPE
Spun Iron	SI		
Ductile Iron	DI	Medium Density Polyethylene	MDPE
Steel	ST		
Asbestos Cement	AC	High Pressure Polyethylene	HPPE
Plastic	UPVC		

Water Features

- Washout
- Hydrant
- Washout Hydrant
- Air Valve (Single)
- Air Valve (Double)
- Stop Tap
- Hatchbox
- Pump
- Sluice Valve Open (AC)
- Sluice Valve Closed
- Sluice Valve (CC)
- Stop Tap
- Customer Meter
- Mains Meter
- Relief Valve
- Pressure Reducing Valve
- Pressure Sustaining Valve
- Non Return Valve / Reflux
- Relief Valve

South West Water

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DRAINAGE

WHITE COTTAGE/PORTHLOO ST. MARYS, ISLES OF SCILLY, TR210NE

South West Water has no record of drainage in this area

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Sewer Pipe Details

Public - Foul
Public - Surface
Public - Combined
Public - Treated
Pumping Main
Elevated /EL
Unverified
Abandoned
Highway

Common Shapes

Circular	C	Barrel	B	U Shaped	US
Rectangular	R	Trapezodial	T	Horseshoe	H
Unknown	U	Egg Shape	E	Oval	OV

Common Materials

Vitrified Clay	VC	Alkathene	AK	Medium Density Polyvinylchloride	MDPE
Pre Cast Concrete	PCO	Asbestos Cement	AC	Unplasticised Polyvinylchloride	UPVC
Concrete	CO	Polyvinylchloride	PVC	Unknown	U

Sewerage Structures

Manhole Foul		Manhole Surface	
Manhole Combined		Manhole Private	
Soakaway	SK	Catchpit	CP
Washout	WO	Hatchbox	HB
Buried	BU	Unable to Locate	UL

REQUIREMENTS AND DEVELOPMENT/TREE PLANTING GUIDAN

In accordance with the provisions of Clause 26 of South West Water's Code of Practice, you are advised that in order to maintain adequate future access to the pipeline and to avoid interference with it, it is necessary to ensure that the following guidelines are observed:

1. Buildings And Permanent Structures

Clear working strip:

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

Pipes up to 150mm diameter	**6.0 metres**
Pipes 151-600mm diameter	**7.0 metres**
Pipes 601mm diameter and over	**9.0 metres**

If a building or permanent structure is planned within these limits please contact our Development Planning team as Build Over consent may be required. Development Planning developerservices@southwestwater.co.uk.

Proximity of buildings:

No buildings or permanent structures should be placed within 3 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (distances measured from the centre of the pipe), and in addition, buildings and permanent structures must be constructed so as to ensure that no additional loads are transmitted to the pipe.
(N.B: Pipe sizes refer to the internal diameter / bore of the pipe).

2. Trees And Shrubs

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the Company's right to access for repair or replacement. As a rule of thumb, the root spread of a tree is approximately the same as its eventual canopy spread. To help you avoid damage or interference to the pipeline, the Company suggests the following guidelines:

· No large or forest trees should be planted with 7 metres of the pipeline (examples include Oak, Ash, Beech, Douglas Fir, Sitka Spruce etc.)

· Medium to small sized trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre of the pipeline, in practice, if trees are planted a distance of 5 metres away from the pipeline, this should be sufficient.

· Bushes and shrubs should never be planted closer than 2 metres from the pipeline.

· Closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

· The measurement s and distances set out are for guidance only and there will always be exception, for example: Poplars and Willows, which have a particularly invasive root sys tem. If you are unsure of any individual case, then specialist advice should always be sought prior to planting.

· The guidelines set out above are based on the Company's standard access requirements for its apparatus. If, for engineering reasons, the distances set out need to be varied at particular locations, you will be advised of this before compensation for works is finalised. If you need to know the precise underground location of a new water main / sewer after its installation, please contact any of the Company's local offices, and Company staff will be pleased to mark out the position of the pipeline within your land.

· If the Company finds any infringement of its legal rights of access, or any damage being caused to the pipeline, the Company reserves the right to take appropriate action to ensure that there is no interference with its statutory apparatus.

Requirements to be met by persons carrying out works near to water mains and sewers:

1. The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers . In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage.
2. Notices of intent must be given to South West Water before any works are carried out in the vicinity, except in cases of emergency when our Operations Centre should be contacted as soon as possible.
3. Unless prior written approval has been obtained, mechanical excavation may not be permitted around, or within, 3 meters of the water main or sewer. Excavation may be necessary by hand.
4. Concrete haunches or surrounds to sewer s must not be disturbed without prior written consent from South West Water.
5. Before backfilling, the mains and sewer s will be inspected and any flaws or damage to the pipe or wrapping, if found, will be repaired by South West Water . All such flaws or damage must be immediately reported to the Company as soon as they are discovered. The carrying out of such repair s by South West Water shall not affect the question of liability, should any damage found to have resulted from the acts of those undertaking the works, their contractors, servants or agents.
6. Approved backfill will be used immediately around or over the ma ins and sewer s to a minimum cover of 300mm and the remainder of the backfill shall be to the appropriate Highways Authority Specification for the Reinstatement of Openings in Highways.
7. Both the existing main or sewer and the new works shall be suitably supported to prevent future settlement and any subsequent damage to equipment.
8. Ground adjacent to concrete thrust blocks supporting the main(s) and sewer(s) must not be disturbed.
9. Adequate support must be given to all water mains and sewers where these are likely to be undermined, and to all trenches in the vicinity of these, during the process of the works.
10. No apparatus shall be laid on or over any land within 300mm measured horizontally from any part of a water main or sewer or other apparatus belonging to the Company. Provided always that this cause shall not prevent any pipe, cable or conducting medium being laid at an angle of between 45 and 90 degrees across the line of the Company's apparatus, with a vertical clearance in excess of 300mm. In exceptional circumstances this clause may be varied or deleted with the prior written consent from South West Water.
11. South West Water must be consulted before any work representing an increased risk to the integrity of the mains or sewers (e.g., piling, using explosives, thrust boring, pipe bursting etc.) is carried out.
12. Facilities for inspecting all work carried out shall be given to South West Water with adequate notice

IN THE EVENT OF A LEAK OR PIPE COLLAPSE PLEASE CONTACT SOUTH WEST WATER IMMEDIATELY ON 0344 346 2020 (24 HOURS)

Appendix C – Environment Agency Flood Data

ENQ22/DCIS/258414 - Depth Map defended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level

Legend

St Marys def 1 in 200 year+cc - Depth

metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
For more information, please see the attached caveat.

1:10,000 Correct as of the 25th April 2022

N

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ENQ22/DCIS/258414 - Depth Map defended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level

Legend

St Marys def 1 in 1000 year - Depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 25th April 2022

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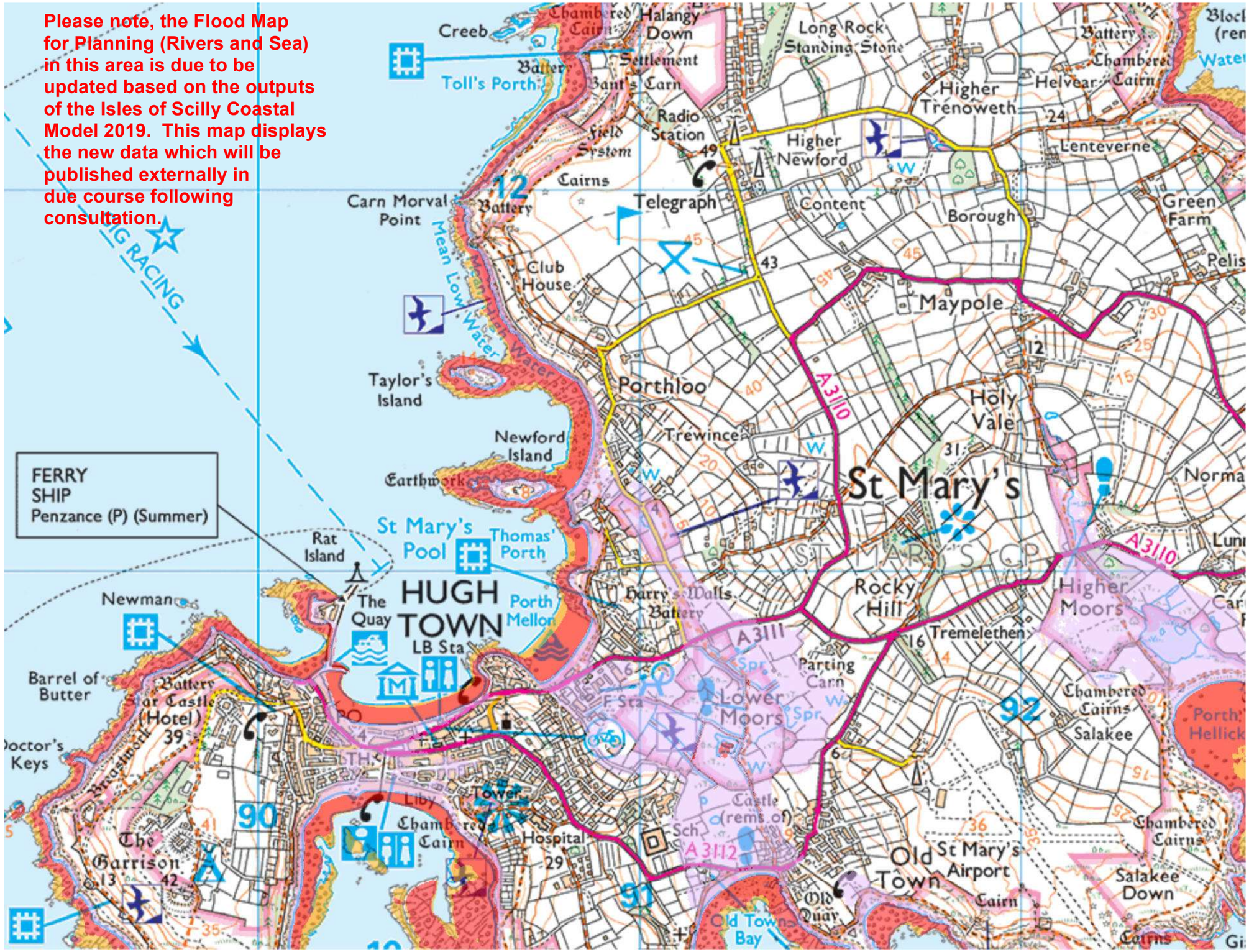
ENQ22/DCIS/258414 - Depth Map undefended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 200 year+cc - Depth

metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
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ENQ22/DCIS/258414 - Depth Map undefended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

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Legend

St Marys Undef 1 in 1000 year - depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

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★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Date Printed	April 2022	Scenario year	2019	Scenario Annual Chance	defended 0.5% 1 in200y+cc

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

Please contact the Environment Agency for further information on emergency planning associated with flood risk in this area.

General Enquiries No: 08708 506 506. Weekday daytime calls cost 8p plus up to 6ppm from BT Weekend Unlimited. Mobile and other providers charges may vary

Environment Agency

Isles of Scilly Coastal Model 2019 Hazard Map

Map Centered on TF 55890 65900

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Max Hazard

★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Date Printed	April 2022	Scenario year	2019	Scenario Annual Chance	defended 0.1% 1 in1000y

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

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Environment Agency

Isles of Scilly Coastal Model 2019 Hazard Map

Map Centered on TF 55890 65900

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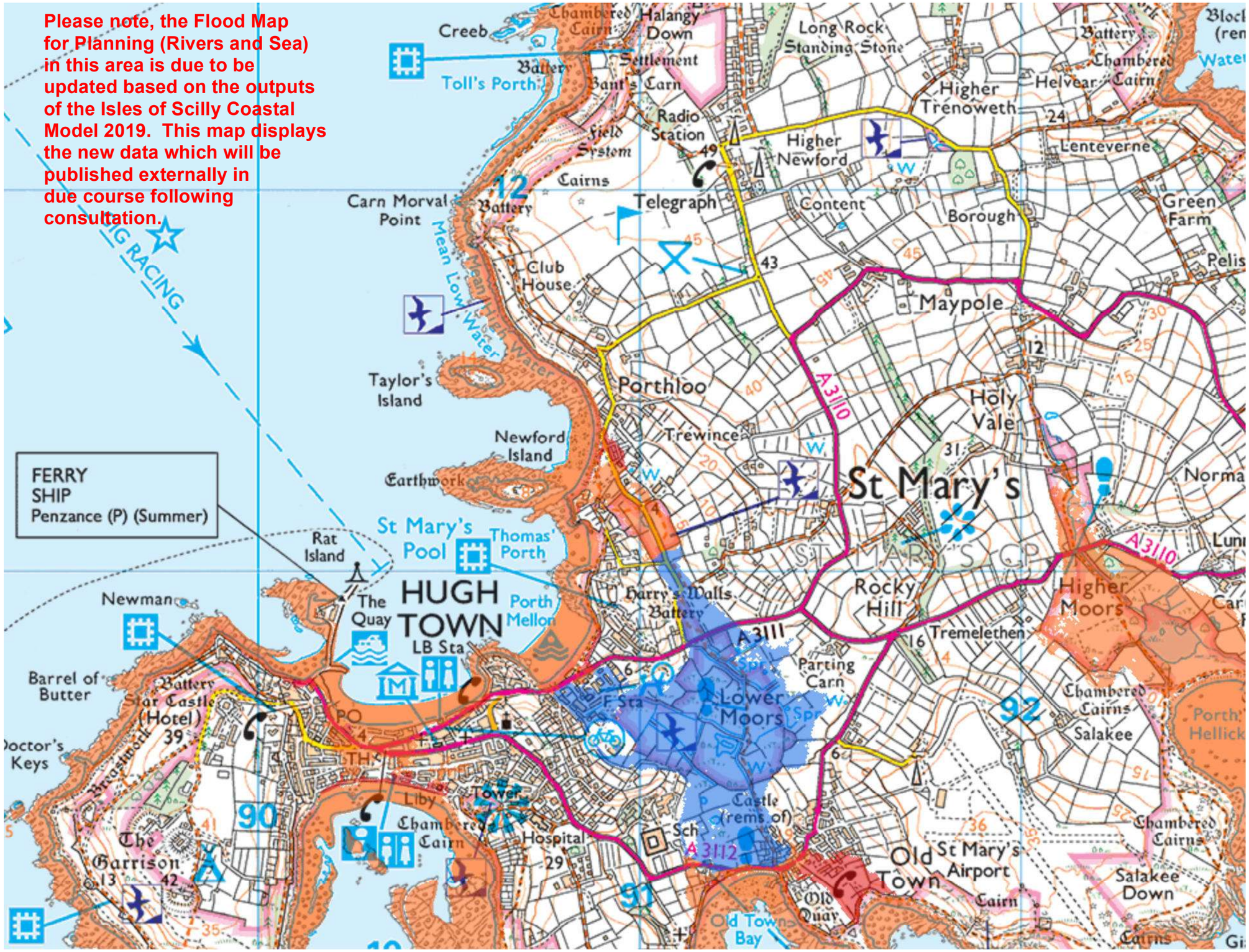
ENQ22/DCIS/258414 - Head of Water Map defended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Def 1 in 200 year+cc - Head of Water

mAOD

- 1.9 - 2.5
- 2.5 - 3.5
- 3.5 - 4.5
- 4.5 - 5.5
- 5.5 - 6.5

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
For more information, please see the attached caveat.

1:10,000 Correct as of the 25th April 2022

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ENQ22/DCIS/258414 - Head of Water Map defended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

Environment Agency

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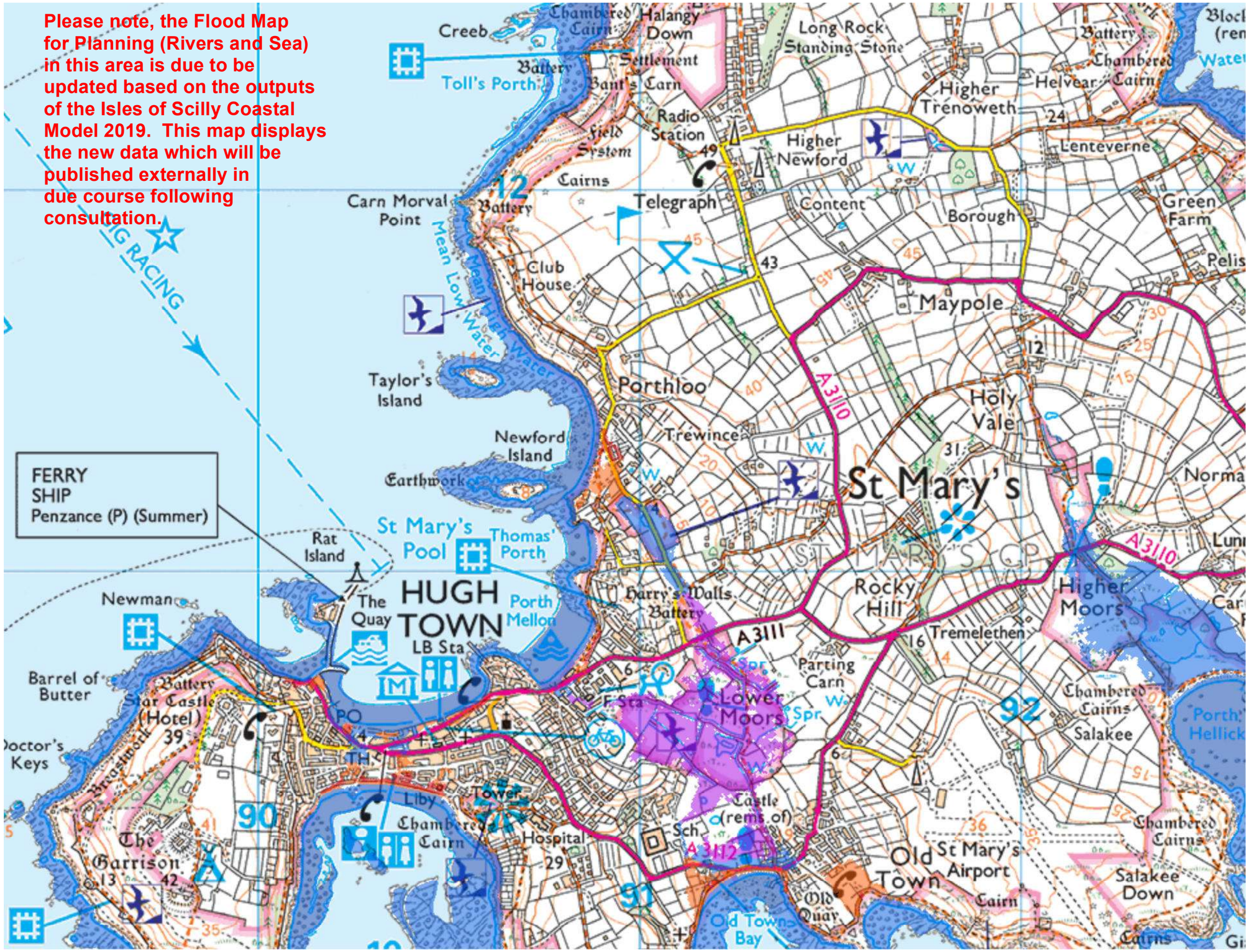

Legend

St Marys Def 1 in 1000 year - Head of Water mAOD

- 1.9 - 2.5
- 2.5 - 3.5
- 3.5 - 4.5
- 4.5 - 5.5
- 5.5 - 6.5

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 25th April 2022

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ENQ22/DCIS/258414 - Head of Water Map undefended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on Porthloo, St Mary's

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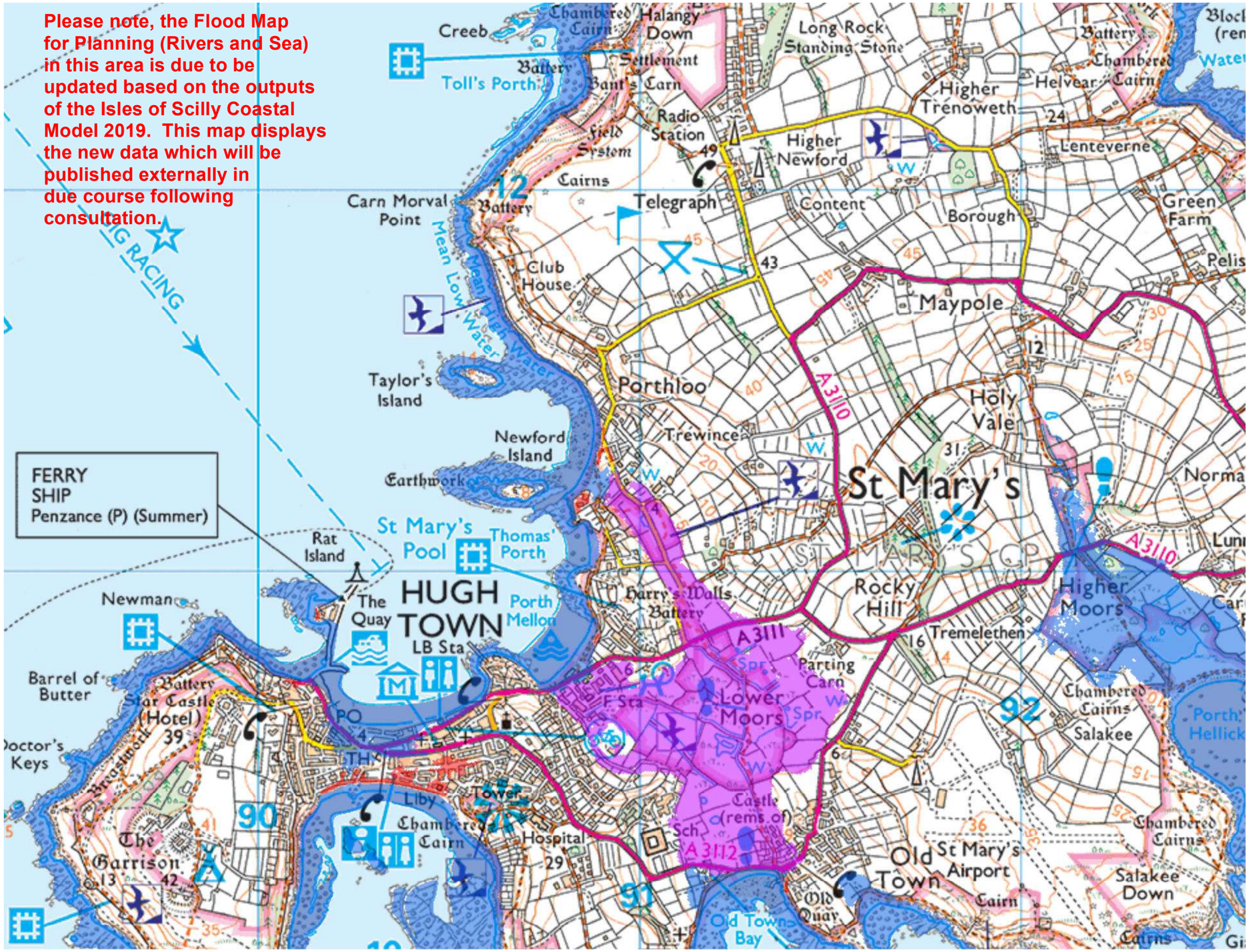

Legend

St Marys Undef 1 in 200 year+cc - head of water mAOD

- 4.4 - 4.6
- 4.6 - 4.8
- 4.8 - 5.0
- 5.0 - 5.2
- 5.2 - 5.6

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
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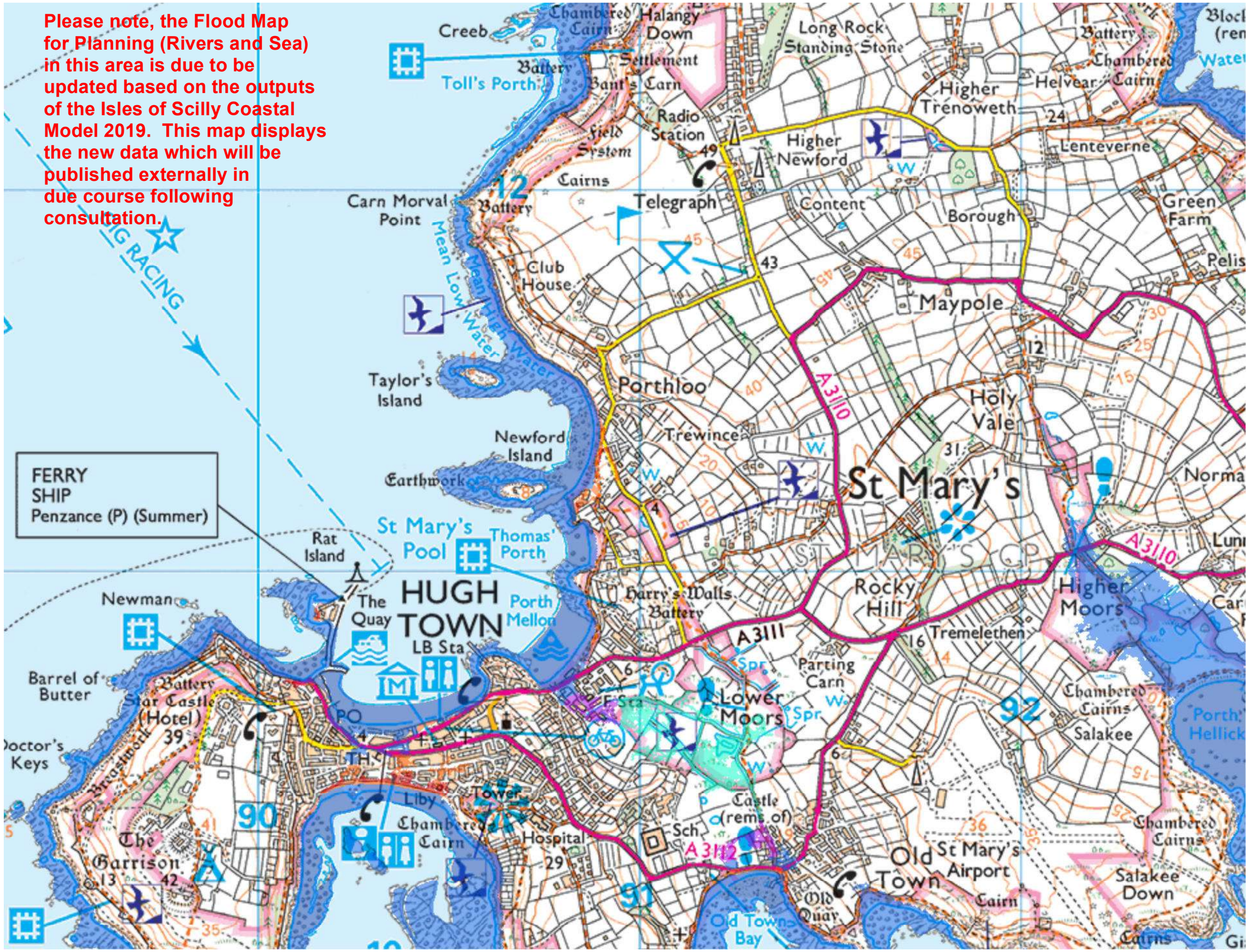

1:10,000 Correct as of the 21st April 2022

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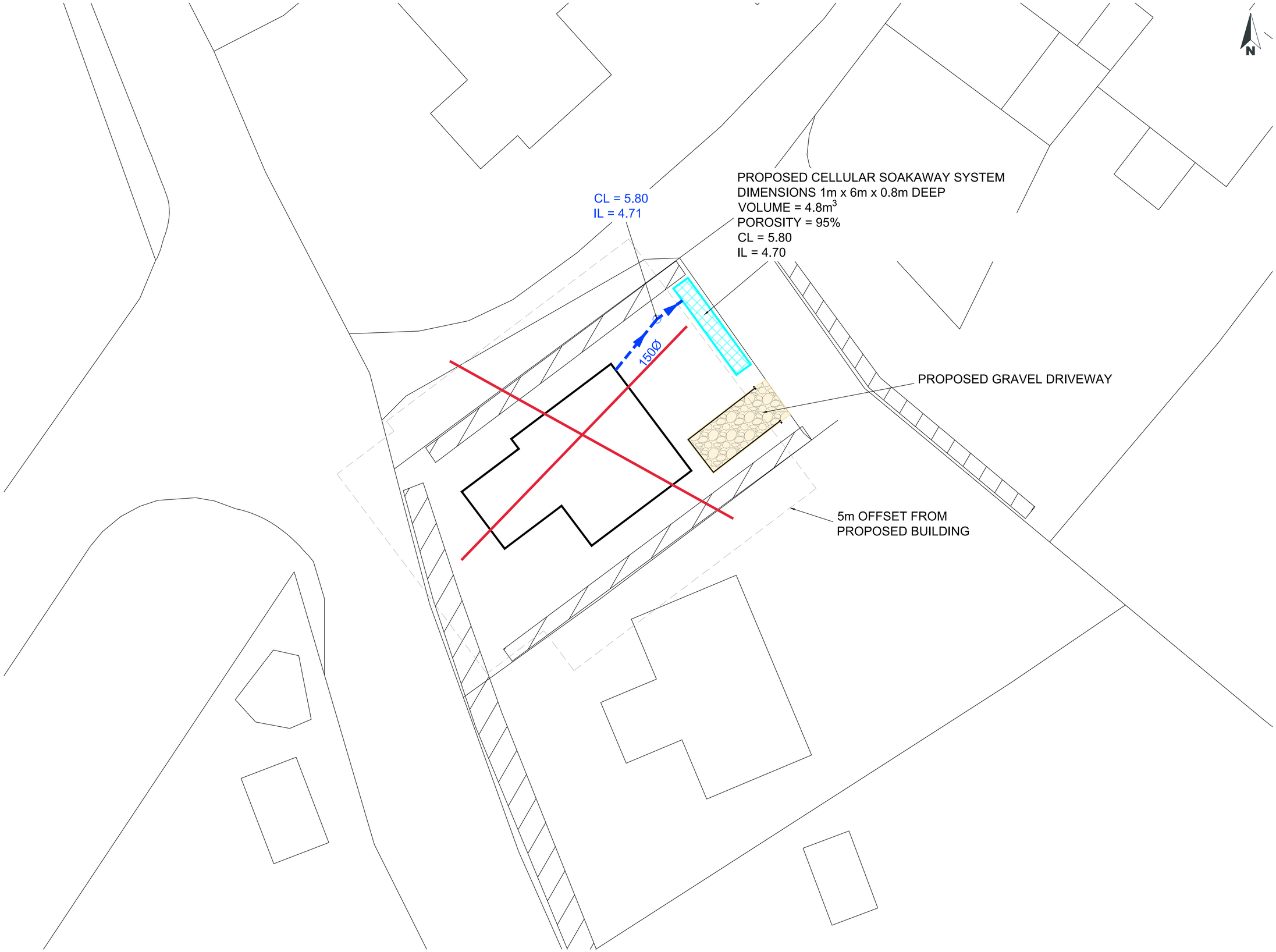
ENQ22/DCIS/258414 - Coastal Flood Boundary Data - Tidal Levels (2018)

Site	Grid Ref		Tidal Still Water Level (m OD) for return period Base year is 2017					
	Easting	Northing	50% AEP 1 in 2 year	20% AEP 1 in 5 year	10% AEP 1 in 10 year	2% AEP 1 in 50 year	0.5% AEP 1 in 200 year	0.1% AEP 1 in 1000 year
St Marys	90210	10890	3.48	3.56	3.61	3.74	3.84	3.96
Confidence intervals (2.5%)			3.46	3.54	3.59	3.71	3.79	3.86
Confidence intervals (97.5%)			3.48	3.56	3.62	3.77	3.89	4.05

Although levels are given to 2 decimal places, practitioners should treat them as only accurate to 1 decimal place. Confidence levels are provided when conducting sensitivity testing in a study or design.

Correct as of 21 April 2022

Appendix D – Drainage Strategy



NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
2. THIS DRAWING IS BASED ON THE ARCHITECTS' LAYOUT RECEIVED IN MAY 2022.
3. ORDNANCE SURVEY, (C) CROWN COPYRIGHT 2020. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.
4. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER 5 WORKING DAYS IN ADVANCE OF UNDERTAKING ANY WORK.
5. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
6. INVERT LEVELS AND DIAMETERS OF EXISTING SEWERS TO BE CONFIRMED PRIOR TO DETAILED DESIGN.
7. PIPE DIAMETERS AND GRADIENTS ARE SHOWN INDICATIVELY ONLY.

KEY:

- SURFACE WATER INSPECTION CHAMBER/MANHOLE
- SURFACE WATER SEWER
- INFILTRATION CRATE SYSTEM
- GRAVEL

Rev	Date	Details	Drawn by	Checked by
-	27.05.22	ISSUED FOR INFORMATION	CE	KT

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Infrastructure and environmental consultants

rappor.co.uk

CLIENT:
MRS LEANNE HICKS

PROJECT:
LAND ADJACENT TO WHITE COTTAGE, SCILLY

TITLE:
DRAINAGE LAYOUT

STATUS:
INFORMATION

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:100	27.05.22	CE	KT	KT

JOB NO:	DRAWING NO:	REVISION:
22-0332	C001	-

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Appendix E – Drainage Calculations

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 157 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	4.957	0.257	0.1	1.5	O K
30 min Summer	5.043	0.343	0.2	2.0	O K
60 min Summer	5.124	0.424	0.2	2.4	O K
120 min Summer	5.180	0.480	0.2	2.7	O K
180 min Summer	5.197	0.497	0.2	2.8	O K
240 min Summer	5.201	0.501	0.2	2.9	O K
360 min Summer	5.192	0.492	0.2	2.8	O K
480 min Summer	5.177	0.477	0.2	2.7	O K
600 min Summer	5.159	0.459	0.2	2.6	O K
720 min Summer	5.142	0.442	0.2	2.5	O K
960 min Summer	5.107	0.407	0.2	2.3	O K
1440 min Summer	5.043	0.343	0.2	2.0	O K
2160 min Summer	4.965	0.265	0.1	1.5	O K
2880 min Summer	4.905	0.205	0.1	1.2	O K
4320 min Summer	4.821	0.121	0.1	0.7	O K
5760 min Summer	4.771	0.071	0.1	0.4	O K
7200 min Summer	4.749	0.049	0.1	0.3	O K
8640 min Summer	4.743	0.043	0.1	0.2	O K
10080 min Summer	4.738	0.038	0.1	0.2	O K
15 min Winter	4.989	0.289	0.2	1.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	104.373	0.0	18
30 min Summer	72.185	0.0	32
60 min Summer	47.821	0.0	62
120 min Summer	30.679	0.0	110
180 min Summer	23.321	0.0	140
240 min Summer	19.055	0.0	174
360 min Summer	14.198	0.0	242
480 min Summer	11.527	0.0	312
600 min Summer	9.797	0.0	380
720 min Summer	8.572	0.0	448
960 min Summer	6.935	0.0	584
1440 min Summer	5.133	0.0	840
2160 min Summer	3.788	0.0	1216
2880 min Summer	3.049	0.0	1588
4320 min Summer	2.239	0.0	2292
5760 min Summer	1.796	0.0	2992
7200 min Summer	1.516	0.0	3672
8640 min Summer	1.320	0.0	4400
10080 min Summer	1.174	0.0	5104
15 min Winter	104.373	0.0	18

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Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	5.087	0.387	0.2	2.2	O K
60 min Winter	5.182	0.482	0.2	2.7	O K
120 min Winter	5.251	0.551	0.2	3.1	O K
180 min Winter	5.268	0.568	0.2	3.2	O K
240 min Winter	5.272	0.572	0.2	3.3	O K
360 min Winter	5.254	0.554	0.2	3.2	O K
480 min Winter	5.229	0.529	0.2	3.0	O K
600 min Winter	5.202	0.502	0.2	2.9	O K
720 min Winter	5.174	0.474	0.2	2.7	O K
960 min Winter	5.121	0.421	0.2	2.4	O K
1440 min Winter	5.029	0.329	0.2	1.9	O K
2160 min Winter	4.925	0.225	0.1	1.3	O K
2880 min Winter	4.849	0.149	0.1	0.8	O K
4320 min Winter	4.757	0.057	0.1	0.3	O K
5760 min Winter	4.742	0.042	0.1	0.2	O K
7200 min Winter	4.736	0.036	0.1	0.2	O K
8640 min Winter	4.731	0.031	0.1	0.2	O K
10080 min Winter	4.728	0.028	0.1	0.2	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
30 min Winter	72.185	0.0	32
60 min Winter	47.821	0.0	60
120 min Winter	30.679	0.0	116
180 min Winter	23.321	0.0	146
240 min Winter	19.055	0.0	184
360 min Winter	14.198	0.0	262
480 min Winter	11.527	0.0	338
600 min Winter	9.797	0.0	410
720 min Winter	8.572	0.0	482
960 min Winter	6.935	0.0	624
1440 min Winter	5.133	0.0	894
2160 min Winter	3.788	0.0	1276
2880 min Winter	3.049	0.0	1640
4320 min Winter	2.239	0.0	2288
5760 min Winter	1.796	0.0	2896
7200 min Winter	1.516	0.0	3632
8640 min Winter	1.320	0.0	4376
10080 min Winter	1.174	0.0	5136

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Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	17.000	Shortest Storm (mins)	15
Ratio R	0.300	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.008

Time (mins) From:	To:	Area (ha)
0	4	0.008

Time Area Diagram

Total Area (ha) 0.000

Time (mins) From:	To:	Area (ha)
0	4	0.000

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Model Details

Storage is Online Cover Level (m) 5.800

Cellular Storage Structure

Invert Level (m) 4.700 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.10800 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.10800

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	6.0	6.0	0.801	0.0	17.2
0.800	6.0	17.2			

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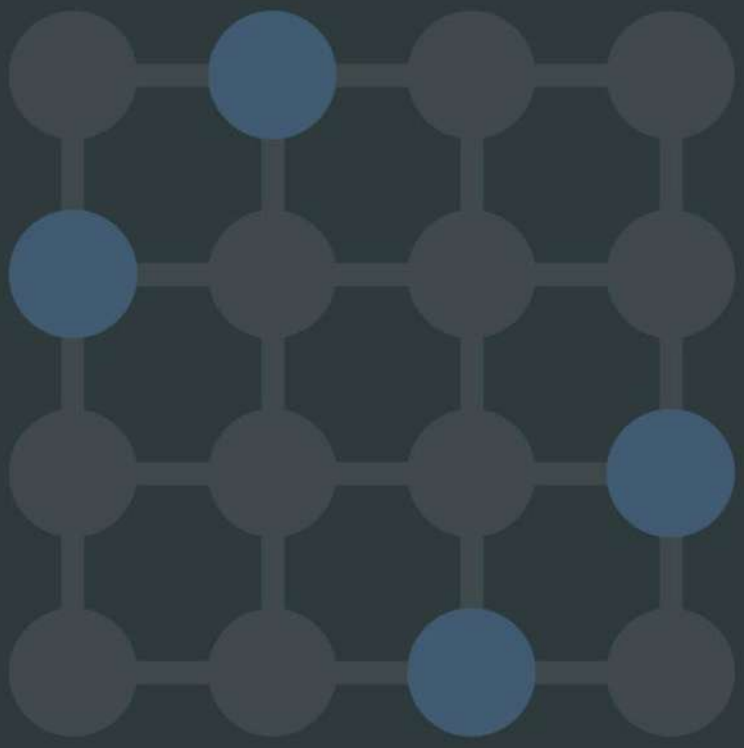

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Bristol
London
Bedford
Exeter
Cirencester

APPROVED
By Lisa Walton at 11:34 am, Dec 05, 2022

RECEIVED
By Lisa Walton at 3:44 pm, Aug 08, 2022

NATURAL ENGLAND

Small Sites Metric

Beta Test

Release Date: April 2022
Version 1.1
ISBN: 978-1-78354-976-4

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Cell style conventions

	Option information
	Enter data
	Automated equation
	Result

Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	Isles of Scilly
2. Site name:	Land Adjacent to White Cottage
3. Applicant:	Ms Leanne Hicks
4. Planning application type:	Full planning consent
5. Planning application reference:	P/22/029/FUL
6. Metric completed by (name & job title):	Emily McKenzie (Senior Planner)
7. Date of metric completion:	12 July 2022
8. Revision number:	1
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	*12a. Habitat*	10.00
	12b. Hedgerow	10.00
	12c. River	10.00
11. Targeted increase in Units if baseline value is zero - agreed with local planning authority	*12a. Habitat units*	0.00
	12b. Hedgerow units	0.00
	12c. River units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Land Adjacent to White Cottage
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.24 below	Residential	Site area must be less than 10,000 m2
15. Site area (m^2)	324	
n/a		
17. Number of residential units proposed within the development site	1	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	Within 500m of site boundary	
19. Any priority habitats on or within 500m of the site?	Within 500m of site boundary	
20. List the designated sites and/or priority habitats	SSSI (Coastal), Special Area of Conservation (Marine) Maritime Cliffs and Slopes, Lowland Heathland, Intertidal substrate foreshore,	
21. Information sources used. See guidance for details of requirements.	Defra Magic Maps	

Site walkover

22. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
23. Date of site walkover - DD/MM/YY	12/07/2022	Site walkover data valid until 12/01/23
24. Name and job title of who undertook the walkover	Emily McKenzie - Senior Planner	

Additional details

25. Any additional information or notes:	

Site Name:	Land Adjacent to White Cottage
Sheet Name	Supporting Information

Baseline Habitat Photos

In order to support the assumptions made within the metric please inset the relevant photographs

Ref	Habitat type	Photo 1	Photo 2
1	Date taken	10/06/2022	10/06/2022
	Un-vegetated garden		
2	Date taken	10/06/2022	10/06/2022
3	Date taken	12/07/2022	12/07/2022
4		10/06/2022	
5	Date taken		
6	Date taken		
7	Date taken		
8	Date taken		
9	Date taken		
10	Date taken		
11	Date taken		
12	Date taken		
13	Date taken		
14	Date taken		
15	Date taken		
16	Date taken		
17	Date taken		
18	Date taken		
19	Date taken		
20	Date taken		

Site Name:	Land Adjacent to White Cottage
Sheet Name	4. Area Habitats

Instructions:
1. Enter data in the Baseline Habitats table
2. Scroll down to enter data for any habitats to be created
3. Scroll down again to enter data for any habitats being enhanced
4. Finally scroll down to enter data about any urban trees

Rule Based Errors Present On Sheet - Red Cells Or ▲ Highlight Errors

Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (M^2)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments
1	Urban	Un-vegetated garden	Area not in local strategy	275	234	0	0.0000	41	0.0000		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Urban	Urban Tree	Area not in local strategy	0	0	0	0.0000	0	0.0000		
			Totals (areas excl Trees)	275	234	0	0.0000	41	0.0000		
			Error Check 1	Areas Acceptable ✓							
			Error Check 2	Areas Acceptable ✓							
			Error Check 3	Error - Areas Entered Does Not Match Stated Site Area ▲							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment: Acceptable condition options	Condition Assessment: C. Targeted condition	D. Strategic significance	E. Total Area Areas (M^2)	Habitat units created onsite	Comments: User comments	Comments: LPA comments
1	Urban	Vegetated garden	Poor	Good	Area not in local strategy	0	Value missing		
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Urban	Urban Tree	Moderate	Moderate	Area not in local strategy	0	0.0000		
					Totals (areas excl Trees)	0	0.0000		
					Error Check 4	Error - Area of habitat creation must match area lost ▲			

1c. Habitats to be enhanced

Baseline ref	Exiting Habitat Type: Broad habitat type	Exiting Habitat Type: Existing habitat type	Enhanced Habitat type: Enhancement Type	Enhanced Habitat type: A. Enhanced habitat type	B. Strategic significance	Area Enhanced	Enhanced Condition	Total Value	Net Improvement	Comments: User comments	Comments: LPA comments
1	Urban	Un-vegetated garden			Area not in local strategy	0		Value missing ▲			
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Urban	Urban tree	Condition	Urban Tree	Area not in local strategy	0	Good	0.0000	0.0000		
					Totals (areas excl Trees)	0		0.0000	0.0000		

1.d - Urban Tree Area Calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees lost to development	C. Number of trees retained & enhanced post development	D. Number of new trees planted post development	Areas: Area pre development	Areas: Area lost to development	Areas: Area Enhanced by development	Areas: Area of new trees planted post development
Small -DBH ≤ 30cm					0	0	0	0
Medium - DBH > 30 to≤ 90cm					0	0	0	0
Large - DBH > 90cm					0	0	0	0
Total	0	0	0	0	0	0	0	0

Data beyond this row is automated

1e . Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal Hard Structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal Saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.000	0.0000	Yes ✓
Low distinctiveness	0.0000	0.000	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?	0.0000			Yes ✓

Site Name:	Land Adjacent to White Cottage
Sheet Name	5. Hedges & Lines of Trees

Instructions:

1. Enter data in the Baseline Habitats table
2. Scroll down to enter data for any habitats to be created
3. Scroll down again to enter data for any habitats being enhanced

All Key Rules Satisfied ✓

Retained Units	0.2280
Lost Units	0.0000
Created Units	0.0768
Enhancement Units	0.0000
Net Change	0.0768

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerow	Native Hedgerow	Area not in local strategy	57	57	0	0.2280	0	0.0000		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
			Totals	57	57	0	0.2280	0	0.0000		
			Error Check 1	Lengths Acceptable ✓							
			Error Check 2	Lengths Acceptable ✓							

1b. Habitats to be created

Ref			Condition Assessment					Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition	D. Strategic significance	E. Total Length created M	Units created onsite	User comments	LPA comments
1	Line of Trees	Line of Trees (Ecologically Valuable)	Moderate, Good	Good	Area not in local strategy	20	0.0768		
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
					Totals	20	0.0768		

1c. Habitats to be enhanced

Baseline ref	Exiting Habitat Type		Enhanced Habitat type							Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type	B. Strategic significance	Length Enhanced m	Enhanced Condition	Total Value	Net Improvement	User comments	LPA comments
1	Hedgerow	Native Hedgerow			Area not in local strategy	0		Value missing ▲			
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals	0		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedgerow	Low	0.2280	0.2280	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Line of trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0768	0.0768	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.077	0.0768	Yes ✓
Low distinctiveness	0.2280	0.228	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?	0.0768			Yes ✓

Site Name:	Land Adjacent to White Cottage
Sheet Name	6. Rivers

Instructions:

1. Enter data in the Baseline Habitats table
2. Scroll down to enter data for any habitats to be created
3. Scroll down again to enter data for any habitats being enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
			Totals	0	0	0	0.0000	0	0.0000		
			Error Check 1	Lengths Acceptable ✓							
			Error Check 1	Lengths Acceptable ✓							

1b. Habitats to be created

Ref			Condition Assessment					Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition	D. Strategic significance	E. Total Length created M	Units created onsite	User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
					Totals	0	0.0000		

1c. Habitats to be enhanced

Baseline ref	Exiting Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Value	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals	0		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Watercourses	Low	0.0000	0.00000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.000	0.0000	Yes ✓
Low distinctiveness	0.0000	0.0000	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?	0.0000			Yes ✓

Site Name:	Land Adjacent to White Cottage
Sheet Name	Headline Results

Headline Results

Headline	BNG Targets Met ✓

Next steps	Submit metric to LPA ✓

Total net unit change	*Habitat units*	0.0000
	Hedgerow units	0.0768
	River units	0.0000

Total net % change	*Habitat units*	% target not appropriate
	Hedgerow units	33.66%
	River units	% target not appropriate

Habitats units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
River units required to meet target	0.0000

Off Site Biodiversity Requirement for No Net Loss

Broad habitat types	Units Required
Cropland	0.0000
Grassland	0.0000
Heathland and shrub	0.0000
Intertidal Hard Structures	0.0000
Intertidal sediment	0.0000
Lakes	0.0000
Sparsely vegetated land	0.0000
Urban	0.0000
Woodland and forest	0.0000
Coastal Saltmarsh	0.0000
Hedge or Line of Trees (Requiring Low distinctivness or higher)	0.0000
Hedgerow (Requiring Medium distinctiveness or higher)	0.0000
Line of trees (Requiring Medium distinctiveness or higher)	0.0000
Watercourses (Requiring Low distinctivness or higher)	0.0000
Watercourses (Requiring Medium distinctiveness or higher)	0.0000
Total	0.0000

Site Name:	Land Adjacent to White Cottage
Sheet Name	Results

Headline Results

Headline	**BNG Targets Met ✓**
Next steps	**Submit metric to LPA ✓**
Trading Rules	**Trading Rules Satisfied ✓**

Detailed Results

Baseline value	*Habitat units*	**Zero Units Baseline**	
	Hedgerow units	**0.2280**	
	River units	**Zero Units Baseline**	
Post development value	*Habitat units*	**0.0000**	
	Hedgerow units	**0.3048**	
	River units	**0.0000**	
Net Gain targets	*Habitat units*	**0.0000**	✓
	Hedgerow units	**0.2508**	▲
	River units	**0.0000**	✓
Total net unit change	*Habitat units*	**0.0000**	✓
	Hedgerow units	**0.0768**	▲
	River units	**0.0000**	✓
Total net % change	*Habitat units*	**% target not appropriate**	✓
	Hedgerow units	**33.66%**	✓
	River units	**% target not appropriate**	✓

Off Site Biodiversity Requirement

Broad Habitat Types	Distinctiveness band required	Units required offsite for **no net loss**
Cropland	Medium or higher	0.0000
Grassland	Medium or higher	0.0000
Heathland and shrub	Medium or higher	0.0000
Intertidal Hard Structures	Medium or higher	0.0000
Intertidal sediment	Medium or higher	0.0000
Lakes	Medium or higher	0.0000
Sparsely vegetated land	Medium or higher	0.0000
Urban	Medium or higher	0.0000
Woodland and forest	Medium or higher	0.0000
Coastal Saltmarsh	Medium or higher	0.0000
Hedge or Line of Trees	Low or higher	0.0000
Hedgerow	Medium or higher	0.0000
Line of trees	Medium or higher	0.0000
Watercourses	Low or higher	0.0000
	Medium or higher	0.0000

Chart 1 - Units change by habitat group

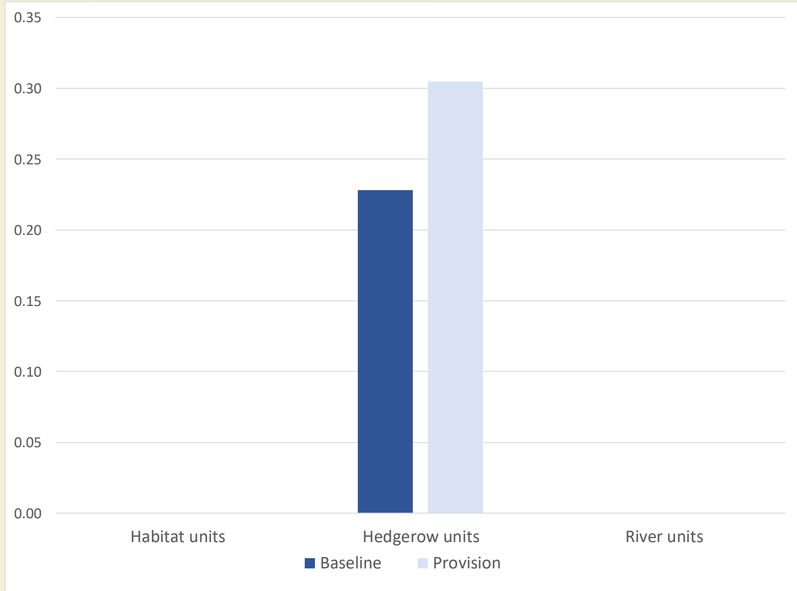

Chart 2 - proportion of additional units required by broad habitat type

Ref	Habitat Type		Distinctiveness		Risk Multipliers	
	Habitat Type	Broad Habitat Group	Distinctiveness Category	Trading Notes	Technical Difficulty Creation	Technical Difficulty Enhancement
1	Arable field margins cultivated annually	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
2	Arable field margins game bird mix	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
3	Arable field margins pollen & nectar	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
4	Arable field margins tussocky	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
5	Cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
6		Cropland	Low	Same distinctiveness or better habitat required	Low	Low
7	Cereal crops winter stubble	Cropland	Low	Same broad habitat or a higher distinctiveness habitat required	Low	Low
8	Horticulture	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
9	Intensive orchards	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
10	Non-cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
11	Temporary grass and clover leys	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
12	Bracken	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
13	Modified grassland	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
14	Other lowland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
15	Other neutral grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
16	Upland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
17	Blackthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
18	Bramble scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
19	Gorse scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
20	Hawthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
21	Hazel scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
22	Mixed scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
23	Rhododendron scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
24	Sea buckthorn scrub (other)	Heathland and shrub	Low	Same broad habitat or a higher distinctiveness habitat required	Low	Low
25	Ornamental lake or pond	Lakes	Low	Same distinctiveness or better habitat required	Low	High
26	Ponds (Non- Priority Habitat)	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
27	Reservoirs	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
28	Ruderal/Ephemeral	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
29	Other inland rock and scree	Sparsely vegetated land	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
30	Allotments	Urban	Low	Same distinctiveness or better habitat required	Low	Low
31	Artificial unvegetated, unsealed surface	Urban	V.Low	Compensation Not Required	Low	Low
32	Bioswale	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
33	Biodiverse green roof	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
34	Built linear features	Urban	V.Low	Compensation Not Required	Low	Low
35	Cemeteries and churchyards	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
36	Developed land; sealed surface	Urban	V.Low	Compensation Not Required	Low	Medium
37	Intensive green roof	Urban	Low	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
38	Facade-bound green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
39	Ground based green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
40	Ground level planters	Urban	Low	Same distinctiveness or better habitat required	Low	Low
41	Other green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
42	Introduced shrub	Urban	Low	Same distinctiveness or better habitat required	Low	Low
43	Rain garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
44	Active sand pit quarry or open cast mine	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
45	Urban Tree	Urban	Medium	Same distinctiveness or better habitat required	Low	Low
46	Sustainable urban drainage feature	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
47	Un-vegetated garden	Urban	V.Low	Compensation Not Required	Low	Low
48	Vacant/derelict land/ bareground	Urban	Low	Same distinctiveness or better habitat required	Low	Low
49	Vegetated garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
50	Other coniferous woodland	Woodland and forest	Low	Same distinctiveness or better habitat required	Low	Low
51	Other Scot's Pine woodland	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
52	Other woodland; broadleaved	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
53	Other woodland; mixed	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
54	Littoral coarse sediment	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
55	Artificial saltmarshes and saline reedbeds	Coastal Saltmarsh	Low	Same distinctiveness or better habitat required	High	Medium
56	Artificial Littoral coarse sediment	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
57	Artificial Littoral mud	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
58	Artificial Littoral sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
59	Artificial Littoral muddy sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
60	Artificial Littoral mixed sediments	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
61	Artificial Littoral seagrass	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	High
62	Artificial Littoral biogenic reefs	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
63	Littoral sand	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
64	Artificial hard structures	Intertidal Hard Structures	Low	Same distinctiveness or better habitat required	Medium	Medium
65	artificial features of hard structures	Intertidal Hard Structures	Low	Same distinctiveness or better habitat required	Medium	Medium
66	artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)	Intertidal Hard Structures	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
67	Native Species Rich Hedgerow	Hedgerow	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
68	Native Hedgerow - Associated with bank or ditch	Hedgerow	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
69	Native Hedgerow with trees	Hedgerow	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
70	Native Hedgerow	Hedgerow	Low	Same distinctiveness or better habitat required	Low	Low
71	Hedge Ornamental Non Native	Hedgerow	V.Low	Compensation Not Required	Low	Low
72	Line of Trees	Line of trees	Low	Same distinctiveness or better habitat required	Low	Low
73	Line of Trees (Ecologically Valuable)	Line of trees	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
74	Line of Trees - Associated with bank or ditch	Line of trees	Low	Same distinctiveness or better habitat required	Low	Low
75	Line of Trees (Ecologically Valuable) - with Bank or Ditch	Line of trees	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
76	Ditches	Rivers	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
77	Canals	Rivers	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
78	Culvert	Rivers	Low	Same distinctiveness or better habitat required	Low	Medium
79						
80						
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82						
83						
84						
85						
86						
87						
88						
89						
90						
91						
92						
93						
94						
95						
96						

Habitat Type
Arable field margins cultivated annually
Arable field margins game bird mix
Arable field margins pollen & nectar
Arable field margins tussocky
Cereal crops
Cereal crops Other
Cereal crops winter stubble
Horticulture
Intensive orchards
Non-cereal crops
Temporary grass and clover leys
Bracken
Modified grassland
Other lowland acid grassland
Other neutral grassland
Upland acid grassland
Blackthorn scrub
Bramble scrub
Gorse scrub
Hawthorn scrub
Hazel scrub
Mixed scrub
Rhododendron scrub
Sea buckthorn scrub (other)
Ornamental lake or pond
Ponds (Non- Priority Habitat)
Reservoirs
Ruderal/Ephemeral
Other inland rock and scree
Allotments
Artificial unvegetated, unsealed surface
Bioswale
Biodiverse green roof
Built linear features

Cemeteries and churchyards
Developed land; sealed surface
Other green roof
Facade-bound green wall
Ground based green wall
Ground level planters
Intensive green roof
Introduced shrub
Rain garden
Active sand pit quarry or open cast mine
Urban Tree
Sustainable urban drainage feature
Un-vegetated garden
Vacant/derelict land/ bareground
Vegetated garden
Other coniferous woodland
Other Scot's Pine woodland
Other woodland; broadleaved
Other woodland; mixed
Littoral coarse sediment
Artificial saltmarshes and saline reedbeds
Artificial Littoral coarse sediment
Artificial Littoral mud
Artificial Littoral sand
Artificial Littoral muddy sand
Artificial Littoral mixed sediments
Artificial Littoral seagrass
Artificial Littoral biogenic reefs
Littoral sand
Artificial hard structures
artificial features of hard structures
artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)
Native Species Rich Hedgerow
Native Hedgerow - Associated with bank or ditch
Native Hedgerow with trees
Native Hedgerow
Hedge Ornamental Non Native
Line of Trees
Line of Trees (Ecologically Valuable)
Line of Trees - Associated with bank or ditch
Line of Trees (Ecologically Valuable) - with Bank or Ditch
Ditches
Canals
Culvert

Baseline Default Condition	Creation Condition Options
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
N/A -Agricultural	N/A -Agricultural
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Poor	Poor
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
N/A - Other	N/A - Other
Moderate	Moderate, Good
Moderate	Moderate, Good
N/A - Other	N/A - Other

Moderate	Moderate, Good
N/A - Other	N/A - Other
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
N/A - Other	N/A - Other
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Poor	Poor
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Moderate	Moderate, Good
Poor	Poor

Condition
Enhancment Habitat options
Enhancement not possible
Enhancement not possible
Enhancement not possible
Enhancement not possible
Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen & nectar, Arable field margins tussocky, Cereal crops winter stubble
Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen & nectar, Arable field margins tussocky, Cereal crops winter stubble
Enhancement not possible
Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen & nectar, Arable field margins tussocky, Cereal crops winter stubble
Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen & nectar, Arable field margins tussocky, Cereal crops winter stubble
Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen & nectar, Arable field margins tussocky, Cereal crops winter stubble
Other lowland acid grassland, Other neutral grassland, Upland acid grassland
Other lowland acid grassland, Other neutral grassland, Upland acid grassland
Modified grassland, Other lowland acid grassland, Other neutral grassland, Upland acid grassland
Other lowland acid grassland
Other neutral grassland
Upland acid grassland
Blackthorn scrub
Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub
Gorse scrub
Hawthorn scrub
Hazel scrub
Mixed scrub
Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub
Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub
Ornamental lake or pond, Ponds (Non- Priority Habitat)
Ponds (Non- Priority Habitat)
Reservoirs
Ruderal/Ephemeral
Other inland rock and scree
Allotments
Enhancement Not Possible
Bioswale
Biodiverse green roof
Enhancement Not Possible

Cemeteries and churchyards
Enhancement Not Possible
Other green roof
Façade-bound green wall
Ground based green wall
Enhancement Not Possible
Other green roof, Biodiverse green roof
Enhancement Not Possible
Rain garden
Other inland rock and scree
Urban Tree
Sustainable urban drainage feature
Enhancement Not Possible
Vacant/derelict land/ bareground
Enhancement Not Possible
Other Scot's Pine woodland, Other woodland; broadleaved, Other woodland; mixed
Other Scot's Pine woodland
Other woodland; broadleaved
Other woodland; mixed
Littoral coarse sediment
Artificial saltmarshes and saline reedbeds
Artificial littoral coarse sediment
Artificial littoral mud
Artificial littoral sand
Artificial littoral muddy sand
Artificial littoral mixed sediments
Artificial littoral seagrass
Artificial littoral biogenic reefs
Littoral sand
Artificial hard structures
artificial features of hard structures
artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)
Native Species Rich Hedgerow
Native Hedgerow - Associated with bank or ditch
Native Hedgerow with trees
edgerow, Native Species Rich Hedgerow, Native Hedgerow - Associated with bank or ditch, Native Hedgerow w
Enhancement Not Possible
ow - Associated with bank or ditch, Native Hedgerow with trees, Line of Trees (Ecologically Valuable) - with Bar
Line of Trees (Ecologically Valuable)
ow - Associated with bank or ditch, Native Hedgerow with trees, Line of Trees (Ecologically Valuable) - with Bar
Line of Trees (Ecologically Valuable) - with Bank or Ditch
Ditches
Canals
Canals, Ditches

EnhancementDefault Condition	Years To Target Condition Creation - Moderate	Years To Target Condition Creation - Good	Years To Target Condition Creation - Other
	Moderate	Good	Other
N/A -Agricultural	Not Possible	Not Possible	1
N/A -Agricultural	Not Possible	Not Possible	1
N/A -Agricultural	Not Possible	Not Possible	1
N/A -Agricultural	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
N/A -Agricultural	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Good	4	7	Not Possible
Good	10	15	Not Possible
Good	5	10	Not Possible
Good	10	15	Not Possible
Good	5	10	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	5	10	Not Possible
Good	5	10	Not Possible
Good	10	15	Not Possible
Good	5	10	Not Possible
Not Possible	Not Possible	Not Possible	1
Not Possible	Not Possible	Not Possible	1
Good	3	5	Not Possible
Good	3	5	Not Possible
Good	5	10	Not Possible
Good	3	5	Not Possible
Good	10	20	Not Possible
Good	1	1	Not Possible
Not Possible	Not Possible	Not Possible	0
Good	1	3	Not Possible
Good	5	10	Not Possible
Not Possible	Not Possible	Not Possible	0

Good	15	20	Not Possible
Not Possible	Not Possible	Not Possible	0
Good	3	5	Not Possible
Good	3	5	Not Possible
Good	3	5	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	5	10	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	3	5	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	27	30+	Not Possible
Good	3	5	Not Possible
Not Possible	Not Possible	Not Possible	0
Good	3	5	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	30	30+	Not Possible
Good	30+	30+	Not Possible
Good	25	30+	Not Possible
Good	30	30+	Not Possible
Good	1	3	Not Possible
Good	7	15	Not Possible
Good	1	3	Not Possible
Good	3	6	Not Possible
Good	1	4	Not Possible
Good	3	5	Not Possible
Good	3	5	Not Possible
Good	10	20	Not Possible
Good	5	15	Not Possible
Good	1	4	Not Possible
Good	5	15	Not Possible
Good	4	13	Not Possible
Good	4	13	Not Possible
Good	5	12	Not Possible
Good	5	12	Not Possible
Good	10	20	Not Possible
Good	5	12	Not Possible
Not Possible	Not Possible	Not Possible	1
Good	20	30+	Not Possible
Good	20	30+	Not Possible
Good	20	30+	Not Possible
Good	20	30+	Not Possible
Good	5	10	Not Possible
Good	5	10	Not Possible
Not Possible	Not Possible	Not Possible	1

Temporal Multipliers

Time To Target Condition Enhancement - Moderate to Good	Time To Target Distinctivenss Enhancement - Low to Default Condition
Not Possible	1
Not Possible	1
Not Possible	1
Not Possible	1
Not Possible	Not Possible
Not Possible	Not Possible
Not Possible	1
Not Possible	Not Possible
Not Possible	Not Possible
Not Possible	Not Possible
Not Possible	Not Possible
Not Possible	Not Possible
10	15
10	15
10	15
10	15
3	10
Not Possible	Not Possible
3	10
3	10
7	15
3	10
Not Possible	Not Possible
Not Possible	Not Possible
4	5
4	5
20	10
2	Not Possible
10	20
1	1
Not Possible	Not Possible
2	3
5	10
Not Possible	Not Possible

15	20
Not Possible	Not Possible
2	5
2	5
2	5
Not Possible	Not Possible
5	10
Not Possible	Not Possible
1	1
Not Possible	Not Possible
16	Not Possible
2	5
Not Possible	Not Possible
1	Not Possible
Not Possible	Not Possible
7	Not Possible
15	30+
10	25
10	25
2	Not Possible
14	Not Possible
2	Not Possible
4	Not Possible
3	Not Possible
4	Not Possible
2	Not Possible
20	Not Possible
6	Not Possible
3	Not Possible
12	Not Possible
11	Not Possible
11	Not Possible
2	5
2	6
4	12
2	Not Possible
Not Possible	Not Possible
10	Not Possible
10	Not Possible
10	Not Possible
10	Not Possible
4	10
4	10
Not Possible	Not Possible

Enhancement Rules
Enhancement not possible
Enhancement not possible
Enhancement not possible
Enhancement not possible
Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Enhancement not possible
Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only
Condition enhancement not possible, enhancement to any medium distinctiveness grassland habitat only
Condition enhancement only
Condition enhancement or enhancement to any medium distinctiveness grassland habitat
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Enhancement not possible
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Enhancement Not Possible
Enhancement not possible
Condition enhancement or Enhancement to Non-priority pond only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Enhancement Not Possible
Condition enhancement only
Condition enhancement only
Enhancement Not Possible

Condition enhancement only
Enhancement Not Possible
Condition enhancement only
Condition enhancement only
Condition enhancement only
Enhancement Not Possible
Condition enhancement possible, enhancement to Extensive green roof or brown roof only
Enhancement Not Possible
Condition enhancement only
Condition enhancement not possible, enhancement to Sparsely vegetated land - Other inland rock and scree only
TBC
Condition enhancement only
Enhancement Not Possible
Condition enhancement only
Enhancement Not Possible
Condition enhancement or enhancement to any medium distinctiveness woodland
Condition enhancement only
Condition enhancement only
Condition enhancement only
TBC
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
TBC
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement only
Condition enhancement or enhancement to any medium distinctiveness hedgerow
Enhancement Not Possible
Condition enhancement or enhancement to any medium distinctiveness hedgerow or line of trees with trees - i.e should retain trees
Condition enhancement only
Condition enhancement or enhancement to any medium distinctiveness hedgerow or line of trees with trees - i.e should retain trees
Condition enhancement only
Condition enhancement only
Condition enhancement only
Enhancement to Canal or Ditch

Broadhabitattype
Cropland
Grassland
Heathland and shrub
Intertidal Hard Structures
Intertidal sediment
Lakes
Sparsely vegetated land
Urban
Woodland and forest
Coastal Saltmarsh

Cropland
Arable field margins cultivated annually
Arable field margins game bird mix
Arable field margins pollen & nectar
Arable field margins tussocky
Cereal crops
Cereal crops winter stubble
Horticulture
Intensive orchards
Non-cereal crops
Temporary grass and clover leys

Rivers
Rivers

Linear features
Hedgerow
Line of Trees

connectivity	
Score	Description
High	Highly connected habitat
Medium	Moderately connected habitat
Low	Unconnected habitat
N/A	Assessment not appropriate

Distinctiveness categories

Distinctiveness Category	Distinctiveness Score
Medium	4
Low	2
V.Low	0
High	6

Grassland
Bracken
Modified grassland
Other lowland acid grassland
Other neutral grassland
Upland acid grassland

score
1.15
1.1
1
1

Description
Formally identified in local strategy
Area not in local strategy

Co

Suggested Action
Same broad habitat or a higher distinctiveness habitat required
Same distinctiveness or better habitat required
Compensation Not Required
Same broad habitat or a higher distinctiveness habitat required

Condition Multiplier
Good
Moderate
Poor
N/A -Agricultural
N/A - Other

Heathlandandshrub
Blackthorn scrub
Bramble scrub
Gorse scrub
Hawthorn scrub
Hazel scrub
Mixed scrub
Rhododendron scrub
Sea buckthorn scrub (other)

Strategic Significance	
strategic significance	Multiplier
High strategic significance	1.15
Low Strategic Significance	1

ndition categories

Condition Assessment Score
3
2
1
1
0

Intertidalhardstructures
Artificial hard structures
artificial features of hard structures
artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)

Temporal multipliers

Year
0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
30+

Not Possible

Intertidalsediment
Littoral coarse sediment
Artificial Littoral coarse sediment
Artificial Littoral mud
Artificial Littoral sand
Artificial Littoral muddy sand
Artificial Littoral mixed sediments
Artificial Littoral seagrass
Artificial Littoral biogenic reefs
Littoral sand

difficulty	
category	value
Low	1
Medium	0.67
High	0.33
Very High	0.1

% of original unit	Time to target Multiplier
100	1.000
96.5	0.965
93.1225	0.931
89.8632125	0.899
86.71800006	0.867
83.68287006	0.837
80.75396961	0.808
77.92758067	0.779
75.20011535	0.752
72.56811131	0.726
70.02822742	0.700
67.57723946	0.676
65.21203607	0.652
62.92961481	0.629
60.72707829	0.607
58.60163055	0.586
56.55057348	0.566
54.57130341	0.546
52.66130779	0.527
50.81816202	0.508
49.03952635	0.490
47.32314293	0.473
45.66683292	0.457
44.06849377	0.441
42.52609649	0.425
41.03768311	0.410
39.6013642	0.396
38.21531646	0.382
36.87778038	0.369
35.58705807	0.356
34.34151104	0.343
33.13955815	0.331
31.97967361	0.320

N/A N/A

Lakes
Ornamental lake or pond
Ponds (Non- Priority Habitat)
Reservoirs

Spatial risk	
Category	Multiplier
Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	1
Compensation outside LPA or NCA of impact site but in neighbouring LPA or NCA	0.75
Compensation outside LPA or NCA of impact site and beyond neighbouring LPA or NCA	0.5

Street trees

Tree size	Diameter M
Small	0.1
Medium	0.3
Large	0.5

Sparselyvegetatedland
Ruderal/Ephemeral
Other inland rock and scree

Urban
Allotments
Artificial unvegetated, unsealed surface
Bioswale
Biodiverse green roof
Built linear features
Cemeteries and churchyards
Developed land; sealed surface
Other green roof
Facade-bound green wall
Ground based green wall
Ground level planters
Intensive green roof
Introduced shrub
Rain garden
Active sand pit quarry or open cast mine
Sustainable urban drainage feature
Un-vegetated garden
Vacant/derelict land/ bareground
Vegetated garden

Tree size
Small
Medium
Large

RPA Radius M	RPA ha
1.2	4.5216
3.6	40.6944
6	113.0400

Woodlandandforest
Other coniferous woodland
Other Scot's Pine woodland
Other woodland; broadleaved
Other woodland; mixed

Street trees		
Diameter M	RPA Radius M	RPA ha
0.3	3.6	0.0041
0.9	10.8	0.0366
1.3	15.6	0.0764

Hedges Disti

Distinctiveness Category	Distinctiveness Score
Medium	4
Low	2
V.Low	1
High	6

Hedgerow
Native Species Rich Hedgerow
Native Hedgerow - Associated with bank or ditch
Native Hedgerow with trees
Native Hedgerow
Hedge Ornamental Non Native

nctiveness categories

Suggested Action
Same broad habitat or a higher distinctiveness habitat required
Same distinctiveness or better habitat required
Compensation Not Required
Same broad habitat or a higher distinctiveness habitat required

Lineoftrees
Line of Trees
Line of Trees (Ecologically Valuable)
Line of Trees - Associated with bank or ditch
Line of Trees (Ecologically Valuable) - with Bank or Ditch

Local Authority List
Adur and Worthing Borough Council
Adur District Council
Allerdale Borough Council
Amber Valley Borough Council
Arun District Council
Ashfield District Council
Ashford Borough Council
Aylesbury Vale District Council
Babergh District Council
Barnsley Metropolitan Borough Council

Barrow-in-Furness Borough Council
Basildon Borough Council
Basingstoke and Deane Borough Council
Bassetlaw District Council
Bath and North East Somerset Council
Bedford Borough Council
Birmingham City Council
Blaby District Council
Blackburn with Darwen Borough Council
Blackpool Borough Council
Blaenau Gwent County Borough Council
Bolsover District Council
Bolton Metropolitan Borough Council
Borough of Broxbourne
Borough of Poole
Boston Borough Council
Bournemouth Borough Council
Bracknell Forest Council
Bradford Metropolitan District Council
Braintree District Council
Breckland District Council
Brentwood Borough Council
Bridgend County Borough Council
Brighton and Hove City Council
Bristol City Council
Broadland District Council
Bromsgrove District Council
Broxtowe Borough Council
Buckinghamshire County Council
Burnley Borough Council
Bury Metropolitan Borough Council
Caerphilly County Borough Council
Calderdale Metropolitan Borough Council
Cambridge City Council
Cambridgeshire County Council
Cannock Chase District Council
Canterbury City Council
Cardiff Council
Carlisle City Council

Carmarthenshire County Council
Castle Point Borough Council
Central Bedfordshire Council
Ceredigion County Council
Charnwood Borough Council
Chelmsford City Council
Cheltenham Borough Council
Cherwell District Council
Cheshire East Council (Unitary)
Cheshire West and Chester Council
Chesterfield Borough Council
Chichester District Council
Chiltern District Council
Chorley Council
Christchurch Borough Council
City of Lincoln Council
City of London
City of York Council
Colchester Borough Council
Conwy County Borough Council
Copeland Borough Council
Corby Borough Council
Cornwall Council (Unitary)
Cotswold District Council
Coventry City Council
Craven District Council
Crawley Borough Council
Cumbria County Council
Dacorum Council
Darlington Borough Council
Dartford Borough Council
Daventry District Council
Denbighshire County Council
Derby City Council
Derbyshire County Council
Derbyshire Dales District Council
Devon County Council
Doncaster Metropolitan Borough Council
Dorset County Council
Dover District Council
Dudley Metropolitan Borough Council
Durham County Council
East Cambridgeshire District Council
East Devon District Council
East Dorset District Council
East Hampshire District Council
East Hertfordshire District Council
East Lindsey District Council
East Northamptonshire Council
East Riding of Yorkshire Council
East Staffordshire Borough Council

East Sussex County Council
Eastbourne Borough Council
Eastleigh Borough Council
Eden District Council
Elmbridge Borough Council
Epping Forest District Council
Epsom and Ewell Borough Council
Erewash Borough Council
Essex County Council
Exeter City Council
Fareham Borough Council
Fenland District Council
Flintshire County Council
Forest Heath District Council
Forest of Dean District Council
Fylde Borough Council
Gateshead Metropolitan Borough Council
Gedling Borough Council
Gloucester City Council
Gloucestershire County Council
Gosport Borough Council
Gravesham Borough Council
Great Yarmouth Borough Council
Guildford Borough Council
Gwynedd County Council
Halton Borough Council
Hambleton District Council
Hampshire County Council
Harborough District Council
Harlow Council
Harrogate Borough Council
Hart District Council
Hartlepool Borough Council
Hastings Borough Council
Havant Borough Council
Herefordshire Council
Hertfordshire County Council
Hertsmere Borough Council
High Peak Borough Council
Hinckley and Bosworth Borough Council
Horsham District Council
Huntingdonshire District Council
Hyndburn Borough Council
Ipswich Borough Council
Isle of Anglesey County Council
Isle of Wight Council
Isles of Scilly
Kent County Council
Kettering Borough Council
King's Lynn and West Norfolk Borough Council
Kingston-upon-Hull City Council

Kirklees Council
Knowsley Metropolitan Borough Council
Lancashire County Council
Lancaster City Council
Leeds City Council
Leicester City Council
Leicestershire County Council
Lewes District Council
Lichfield District Council
Lincolnshire County Council
Liverpool City Council
London Borough of Barking and Dagenham
London Borough of Barnet
London Borough of Bexley
London Borough of Brent
London Borough of Bromley
London Borough of Camden
London Borough of Croydon
London Borough of Ealing
London Borough of Enfield
London Borough of Hackney
London Borough of Hammersmith & Fulham
London Borough of Haringey
London Borough of Harrow
London Borough of Havering
London Borough of Hillingdon
London Borough of Hounslow
London Borough of Islington
London Borough of Lambeth
London Borough of Lewisham
London Borough of Merton
London Borough of Newham
London Borough of Redbridge
London Borough of Richmond upon Thames
London Borough of Southwark
London Borough of Sutton
London Borough of Tower Hamlets
London Borough of Waltham Forest
London Borough of Wandsworth
Luton Borough Council
Maidstone Borough Council
Maldon District Council
Malvern Hills District Council
Manchester City Council
Mansfield District Council
Medway Council
Melton Borough Council
Mendip District Council
Merthyr Tydfil County Borough Council
Mid Devon District Council
Mid Suffolk District Council

Mid Sussex District Council
Middlesbrough Borough Council
Milton Keynes
Mole Valley District Council
Monmouthshire County Council
Neath Port Talbot County Borough Council
New Forest District Council
Newark and Sherwood District Council
Newcastle-Under-Lyme District Council
Newport City Council
Newcastle-upon-Tyne City Council
Norfolk County Council
North Devon Council
North Dorset District Council
North East Derbyshire District Council
North East Lincolnshire Council
North Hertfordshire District Council
North Kesteven District Council
North Lincolnshire Council
North Norfolk District Council
North Somerset Council
North Tyneside Metropolitan Borough Council
North Warwickshire Borough Council
North West Leicestershire District Council
North Yorkshire County Council
Northampton Borough Council
Northamptonshire County Council
Northumberland Council
Norwich City Council
Nottingham City Council
Nottinghamshire County Council
Nuneaton and Bedworth Borough Council
Oadby and Wigston District Council
Oldham Metropolitan Borough Council
Oxford City Council
Oxfordshire County Council
Pembrokeshire County Council
Pendle Borough Council
Perth and Kinross Council
Peterborough City Council
Plymouth City Council
Portsmouth City Council
Powys County Council
Preston City Council
Purbeck District Council
Reading Borough Council
Redcar and Cleveland Council
Redditch Borough Council
Reigate & Banstead Borough Council
Rhondda Cynon Taf County Borough Council
Ribble Valley Borough Council

Richmondshire District Council
Rochdale Metropolitan Borough Council
Rochford District Council
Rossendale Borough Council
Rother District Council
Rotherham Metropolitan Borough Council
Royal Borough of Greenwich
Royal Borough of Kensington and Chelsea
Royal Borough of Kingston upon Thames
Royal Borough of Windsor and Maidenhead
Rugby Borough Council
Runnymede Borough Council
Rushcliffe Borough Council
Rushmoor Borough Council
Rutland County Council
Ryedale District Council
Salford City Council
Sandwell Metropolitan Borough Council
Scarborough Borough Council
Sedgemoor District Council
Sefton Metropolitan Borough Council
Selby District Council
Sevenoaks District Council
Sheffield City Council
Shepway District Council
Shropshire Council - Unitary
Slough Borough Council
Solihull Metropolitan Borough Council
Somerset County Council
South Buckinghamshire District Council
South Cambridgeshire District Council
South Derbyshire District Council
South Gloucestershire Council
South Hams District Council
South Holland District Council
South Kesteven District Council
South Lakeland District Council
South Norfolk District Council
South Northamptonshire Council
South Oxfordshire District Council
South Ribble Borough Council
South Somerset District Council
South Staffordshire Council
South Tyneside Council
Southampton City Council
Southend-on-Sea Borough Council
Spelthorne Borough Council
St Albans City and District Council
St Edmundsbury Borough Council
St Helens Metropolitan Borough Council
Stafford Borough Council

Staffordshire County Council
Staffordshire Moorlands District Council
Stevenage Borough Council
Stockport Metropolitan Borough Council
Stockton-on-Tees Borough Council
Stoke-on-Trent City Council
Strabane District Council
Stratford-on-Avon District Council
Stroud District Council
Suffolk Coastal District Council
Suffolk County Council
Sunderland City Council
Surrey County Council
Surrey Heath Borough Council
Swale Borough Council
Swansea City and Borough Council
Swindon Borough Council
Tameside Metropolitan Borough Council
Tamworth Borough Council
Tandridge District Council
Taunton Deane Borough Council
Teignbridge District Council
Telford & Wrekin Council
Tendring District Council
Test Valley Borough Council
Tewkesbury Borough Council
Thanet District Council
Three Rivers District Council
Thurrock Council
Tonbridge and Malling Borough Council
Torbay Council
Torfaen County Borough Council
Torridge District Council
Trafford Metropolitan Borough Council
Tunbridge Wells Borough Council
Uttlesford District Council
Vale of Glamorgan Council
Vale of White Horse District Council
Wakefield Metropolitan District Council
Walsall Metropolitan Borough Council
Warrington Borough Council
Warwick District Council
Warwickshire County Council
Watford Borough Council
Waveney District Council
Waverley Borough Council
Wealden District Council
Wellingborough Borough Council
Welwyn Hatfield Council
West Berkshire Council
West Devon Borough Council

West Dorset District Council
West Lancashire Borough Council
West Lindsey District Council
West Oxfordshire District Council
West Somerset District Council
West Sussex County Council
Westminster City Council
Weymouth and Portland Borough Council
Wigan Metropolitan Borough Council
Wiltshire Council
Winchester City Council
Wirral Council
Woking Borough Council
Wokingham Borough Council
Wolverhampton City Council
Worcester City Council
Worcestershire County Council
Wrexham County Borough Council
Wychavon District Council
Wycombe District Council
Wyre Council
Wyre Forest District Council

Application type
Householder planning consent
Full planning consent
Hybrid planning consent
Outline planning consent
Reserved Matters
Listed building consent
Advertisement consent
Lawful Development Certificate (LDC)
Prior notification
Removal/variation of conditions

Approval of conditions
Consent under Tree Preservation Orders
Notification of proposed works to trees in conservation areas
Application for non-material amendments

Watercourses
Canals
Culvert
Ditches

CoastalSaltmarsh
Artificial saltmarshes and saline reedbeds