

REF: HH/DA

Design & Access Statement

Cubicle Housing Extension.

Hothersall Hall
Hothersall Lane
Ribchester
PR3 2XB

On behalf of Brian Blezard

John Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG
07791 488410
johnm@ruralfutures.co.uk

320210506P



This statement has been structured with reference to CABI best practice guidance; **Design & Access Statements – how to write read and use them. CABI 2006**. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site and Design Principles

- Assessment
- Involvement
- Evaluation
- Design
- Construction
- Use
- Scale
- Landscaping
- Appearance
- Access

3.0 Planning Context

4.0 Conclusion

Appendix 1 RLR Maps

Appendix 2 Flood Risk Map

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for an extension of the existing steel frame cattle cubicle building at Hothersall Hall Farm, Ribchester on behalf of Brian Blezard. The statement should be read in conjunction with the attached planning application forms and plans.
- 1.2** Hothersall Hall is owned and managed by the Blezard family with three generations of the family involved in the business. The land holding extends to 129ha of productive land supporting a high yielding herd of Holstein cattle. The milking herd currently numbers 230 head with a further 200 followers. RLR maps for Hothersall Hall are attached as Appendix 1.
- 1.3** The existing milking parlour, located adjacent to the cubicle housing is undergoing upgrades and will be extended within the existing cubicle house. Consequently 28 cubicles will be lost. This application is to extend the current cubicle building to replace the lost cubicles resulting from the parlour upgrades.
- 1.4** Overall herd numbers will not be increased as a result of the extension although operational efficiency will improve.
- 1.5** This application seeks permission to construct a 18.00m x 14.00m steel framed extension to the southern elevation of the existing cubicle building over an existing concrete yard.

SECTION 2 CONTEXT OF SITE & DESIGN PRINCIPLES

Assessment

- 2.1** Hothersall Hall lies in open countryside west of the River Ribble approximately 2 km southwest of Ribchester (SD 631345). The farm curtilage is a mixture of traditional and modern buildings. Hothersall Cottages are located to the west of the farm buildings.
- 2.2** The surrounding land is improved grassland running from flat riverside and rising to higher ground to the north. The area is characterised by open fields and scattered woodland. Boundaries are a mixture of hedgerow and wire fences with scattered field boundary trees. The River Ribble forms the eastern boundary.
- 2.3** The proposed site extends across an area to the south of an existing cubicle building. The area is currently fenced with post and rail fencing.
- 2.4** The proposed building will extend to the northern building line of an existing livestock building. .

Involvement

- 2.5** No communication has taken place with the Local Planning Authority regarding the proposal.

Evaluation

- 2.6** The extension of the building over the existing concrete yard area is the most practical option to allow the least disruption to operational management. The expansion of the existing building ensures visual impact will be minimal.
- 2.7** The site lies within Flood Zone 1, an area with low risk of flooding. See Appendix 2.

Design

- 2.8** The design of the building will not extend to the full width of the existing building to allow access with feed. In every other respect the building lines (roof and walls) will remain as the existing structure.
- 2.9** Walls on the eastern and southern elevations will be pre-stressed concrete clad over with Yorkshire boarding to ensure good ventilation. The western elevation will comprise a feed barrier forming the external wall with Yorkshire boarding above.
- 2.10** Roofing will be Eternit Farmscape fibre cement sheeting with UPVC roof lights.
- 2.11** As a cubicle building with a slurry system there is a requirement to provide adequate storage for slurry. Hothersall Hall has an excess of slurry storage.

This development does not increase cattle numbers and slurry storage requirements are unaffected.

Use

- 2.12** The building is to house milking dairy cows.

Scale

- 2.13** The building will measure 18.00m x 14.00m.
Height to the eaves is 6.00m
Height to the ridge is 8.42m

Landscaping

- 2.14** No landscaping is proposed. .

Appearance

- 2.15** The structure is of typical agricultural design and matches the adjacent modern buildings.
- 2.16** Hothersall Hall Farm curtilage is characterised by large agricultural buildings. The position of the proposed structure is close to an existing building of similar design and materials and the impact on the landscape will be negligible.

Access

- 2.17** Access to the building is directly off the existing concrete yard.

SECTION 3 PLANNING POLICY CONTEXT

3.1 National Planning Policy

National Planning Policy is contained within the National Planning Policy Framework (NPPF).

Relevant policies within the Framework which are applicable to this application are:

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

This proposed scheme is for the development of an existing agricultural business. The proposed development incorporates a design and materials which minimises visual impact whilst providing the functionality required.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Materials have been chosen which are harmonious with the existing adjacent buildings. The proposed building will relate well to these structures.

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The proposed development is required for the efficient management of an existing dairy unit. The building is an appropriate design for the intended purpose and will not result in negative impacts on the environment, visual and neighbour amenity.

POLICY DMG2: STRATEGIC CONSIDERATIONS

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
2. **THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.**
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

The development is needed for the purpose of agriculture.

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the Local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

The proposed building will improve the efficiency of an existing dairy unit and ensure compliance with farm assurance requirements.

SECTION 4 CONCLUSION

- 4.1** The proposed development is required to allow a long established agricultural business to operate efficiently and meet the strict requirements of farm assurance scheme that the business operates under.
- 4.2** The position of the building sits well with existing buildings and will have minimal visual impact. There will be no negative impact on neighbour amenity and no noise or nuisance will ensue.
- 4.3** The proposed development has been evaluated against national and local planning policies and is congruent with those policies. On this basis we request the application as submitted to the council is approved

John Metcalfe

May 2021

Appendix 1

Rural Land Register (RLR) Map
Map Legend

d905012023

Rural Land Register

-  Your RLR Parcel(s)
-  Adjacent RLR Parcels
-  SPS Permanent Ineligible Features
-  Unconfirmed Boundaries

English Region Boundaries	
Non-LFA (N)	Other land outside SDA (EOUT)
Disadvantaged (D)	
Moorland Disadvantaged (MD)	
Severely Disadvantaged (S)	
Moorland Severely Disadvantaged (MS)	
Moorland within SDA (EMOR)	
National Boundary	

Ordnance Survey MasterMap™

Lines

- Water
- Buildings, Greenhouses
- General Obstructive Boundary Feature
- Change of Vegetation
- Road/Track and Railways
- Administrative Boundary
- Path

Labels

BS Boundary Stone

For further information about what these features mean, please see our guidance booklet.
For further information about any OS features or labels, please see the OS website or OS maps.

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364000

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Rural Land Register
(RLR) Map

SBI - 106452741
Page 1 of 3

- Legend**
- Your RLR Parcel(s)
 - SPS Permanent Ineligible Features
 - Adjacent Parcel Boundary
 - Uncontaminated Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD6234	8873	1.63	1.63	N
SD6234	8492	16.14	15.88	N
SD6235	9707	4.00	0.00	N
SD6334	1193	0.48	0.48	N
SD6334	0260	4.31	4.24	N
SD6334	2897	5.61	5.61	N
SD6335	3012	0.12	0.06	N
SD6335	2421	9.78	9.78	N
SD6335	5604	10.95	10.25	N



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Date: 24/04/2015

Please return this sheet to us if you want to make any changes to the parcels shown on it.

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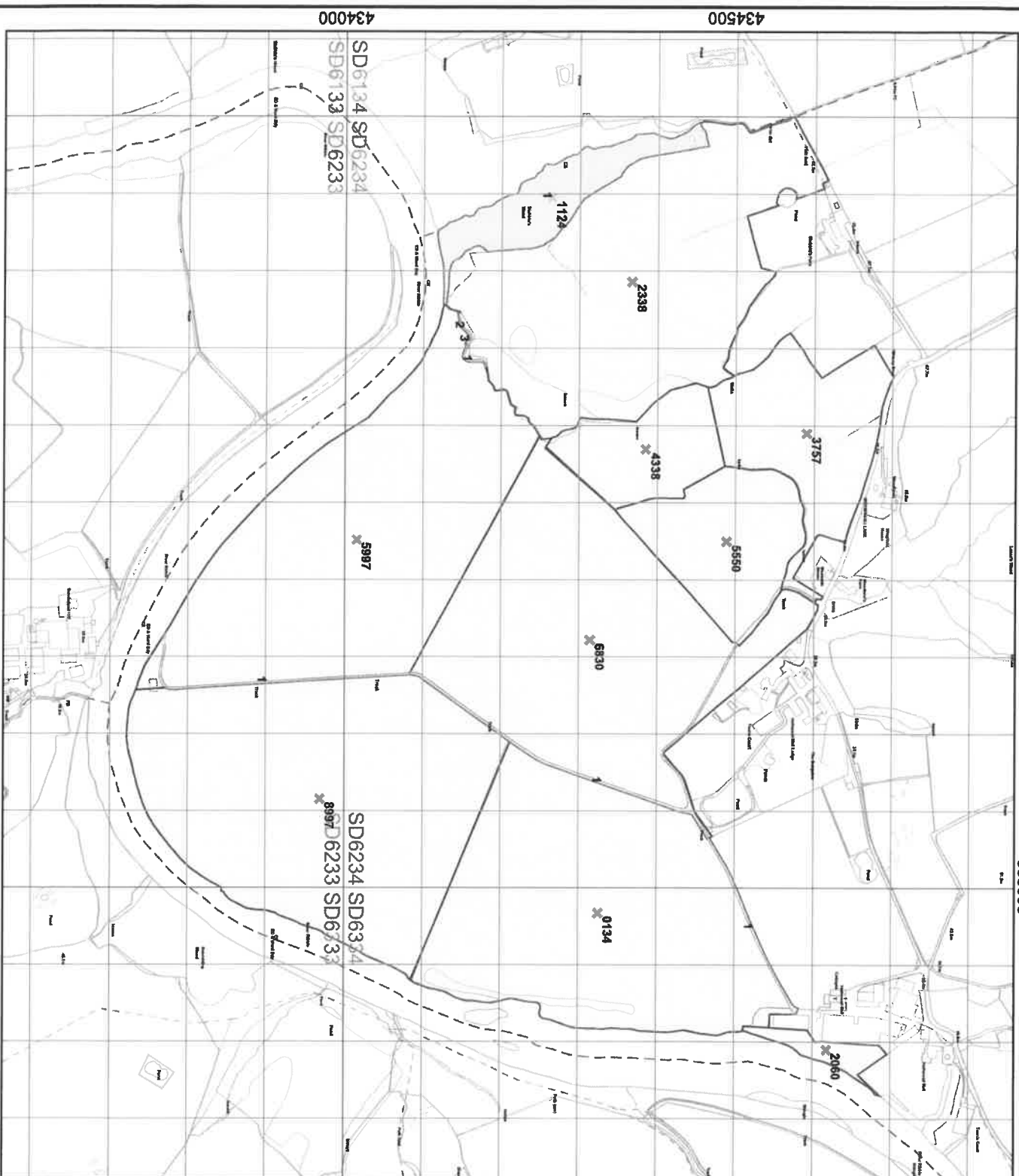
Rural Land Register (RLR) Map

SBI - 106452741
Page 2 of 3

- Legend**
- Your RLR Parcel(s)
 - SPS Permanent Ineligible Features
 - Adjacent Parcel Boundary
 - Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD6233	8997	12.87	12.87	N
SD6233	5997	12.08	11.98	N
SD6234	4338	2.21	2.21	N
SD6234	5550	3.19	3.19	N
SD6234	6830	11.57	11.33	N
SD6234	3757	3.77	3.77	N
SD6234	1134	1.88	0.00	N
SD6234	2338	10.92	10.89	N
SD6334	0134	11.56	11.47	N
SD6334	2060	0.48	0.46	N



Scale - 1:5000
N
W 50m 0m 50m 100m 150m 200m

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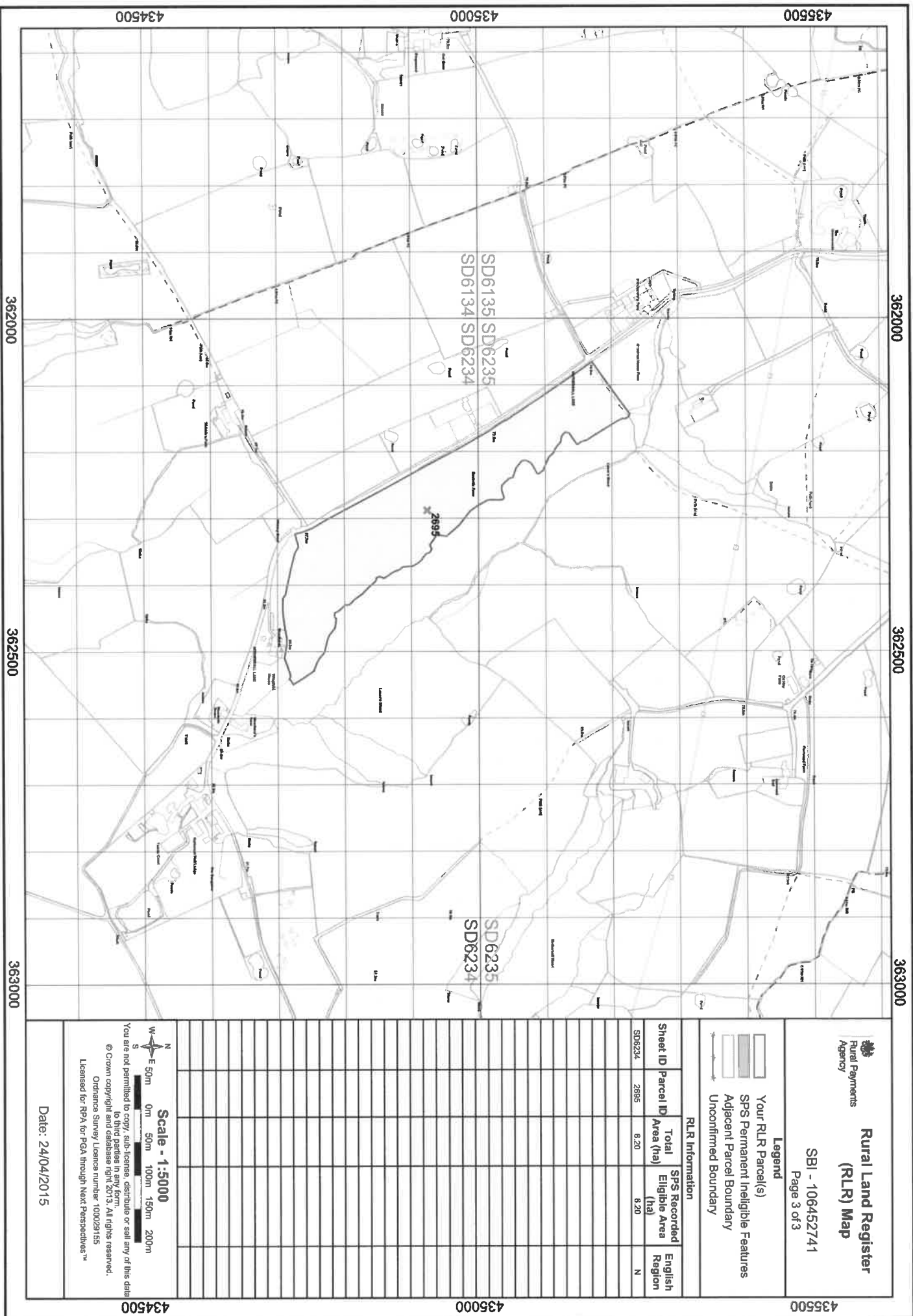
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Rural Land Register (RLR) Information

SBI - 106452741 Main CPH - 21/010/0011
G T & B F Blezard - Field Information Data Sheet

Land Parcel Data

Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	SPS Recorded Eligible Area (ha)	Permanent Ineligible Features (ha)	Permanent Ineligible Features ID	Description	Area (ha)
Map 1 of 3	SD6234	9673	21/010/0011	N	1.63	1.63	0.00			
	SD6234	8492	21/010/0011	N	16.14	15.88	0.26	1	Road/Track	0.263
	SD6235	9707	21/010/0011	N	4.00	0.00	4.00	1	Woodland	4.000
	SD6334	1193	21/010/0011	N	0.48	0.48	0.00			
	SD6334	0260	21/010/0011	N	4.31	4.24	0.07	1	Inland Water	0.073
	SD6334	2897	21/010/0011	N	5.81	5.81	0.00			
	SD6335	3012	21/010/0011	N	0.12	0.06	0.06	1	Inland Water	0.015
	SD6335	2421	21/010/0011	N	9.78	9.76	0.02	2	Inland Water	0.049
	SD6335	5604	21/010/0011	N	10.85	10.25	0.60	1	Road or Track	0.024
	SD6233	8997	21/010/0011	N	12.87	12.87	0.00		Woodland	0.604
Map 2 of 3	SD6233	5997	21/010/0011	N	12.09	11.98	0.11	1	Road/Track	0.111
	SD6234	4338	21/010/0011	N	2.21	2.21	0.00			
	SD6234	5550	21/010/0011	N	3.19	3.19	0.00			
	SD6234	6830	21/010/0011	N	11.57	11.33	0.24	1	Applicant provided	0.237
	SD6234	3757	21/010/0011	N	3.77	3.77	0.00			
	SD6234	1124	21/010/0011	N	1.88	0.00	1.88	1	Woodland	1.877
	SD6234	2338	21/010/0011	N	10.92	10.89	0.03	1	Pond	0.015
	SD6334	0134	21/010/0011	N	11.56	11.47	0.09	2	Pond	0.012
	SD6334	2060	21/010/0011	N	0.46	0.46	0.00	1	Inland Water	0.002
	SD6234	2695	21/010/0011	N	6.20	6.20	0.00		Track	0.086
Map 3 of 3										

Totals

Totals:	No. Of Parcels	Total Area (ha)	SPS Eligible Area (ha)
	20	129.84	122.48

APPENDIX 2



Environment
Agency

Flood map for planning

Your reference
hh

Location (easting/northing)
363189/434606

Created
10 May 2021 10:50

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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320210506P

Flood map for planning

Your reference
hh

Location (easting/northing)
363189/434606

Scale
1:2500

Created
10 May 2021 10:50

 Selected point

 Flood zone 3

 Flood zone 3: areas
benefitting from flood
defences

 Flood zone 2

 Flood zone 1

 Flood defence

 Main river

 Flood storage area

 0 20 40 60m