

Design & Access Statement

DAS-001

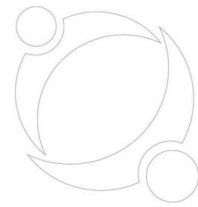
25 Fairladies St Bees, Whitehaven, Cumbria, CA27 0AR

Proposed Two Storey Rear Extension & Internal Alterations

10/06/2026

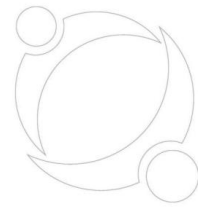
Domestic Householder Planning Application

Rev A



Document Control

Date	Issue Number	Change/Amendment	Author:
10/06/2026	Rev A	First draft	EDS Design Cumbria Ltd



Approval and sign off.

Project: 25 Fairladies St Bees, Whitehaven, Cumbria, CA27 0AR

I have reviewed and approved this Design and Access Statement and the associated planning documentation for the project named above. The document has been prepared in support of a Domestic Householder Planning Application for the proposed two storey rear extension and associated internal alterations at 25 Fairladies, St Bees, Whitehaven, Cumbria, CA27 0AR.

A Design and Specification Author

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Sign

10th June 2026
Date

B Design and Specification Approver

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Sign

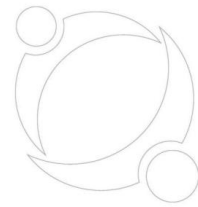
10th June 2026
Date

C Design and Specification Sponsor (Clients)

Paul Borrowdale
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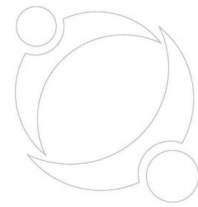
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10th June 2026
Date



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1. Introduction

This Design & Access Statement has been prepared on behalf of Mr Paul Borrowdale in support of a Domestic Householder Planning Application for a proposed two storey rear extension and associated internal alterations at 25 Fairladies, St Bees, Whitehaven, Cumbria, CA27 0AR.

The statement should be read alongside the submitted architectural drawings and supporting planning information. It provides a concise assessment of the proposed development in relation to the existing site, design approach, access arrangements, neighbouring amenity, drainage, environmental considerations and relevant local and national planning policy.

The proposal seeks to provide improved family living accommodation within the existing residential curtilage of the dwelling. The scheme makes practical use of the existing rear garden levels and is designed as a subordinate domestic rear addition which does not materially alter the established frontage of the dwelling onto Fairladies.

The application is for domestic improvement works only. The proposal does not seek to create a separate dwelling, commercial use or independent planning unit, and the established residential use of the property will remain unchanged.

Submitted Drawing Schedule

This Design & Access Statement should be read in conjunction with the following submitted drawings:

- 25F-PB-001 – Existing Site & Proposed Block Plan
- 25F-PB-002 – Existing Elevations
- 25F-PB-003 – Existing Floor Plan
- 25F-PB-004 – Proposed Floor Plans 1:100
- 25F-PB-005 – Proposed Floor Plans 1:50
- 25F-PB-006 – Proposed North Elevation
- 25F-PB-007 – Proposed South Elevation
- 25F-PB-008 – Proposed East Elevation
- 25F-PB-009 – Proposed West Elevation
- 25F-PB-010 – Proposed Section

The submitted drawings remain the formal planning drawings and should be relied upon for dimensional, elevational and layout information.

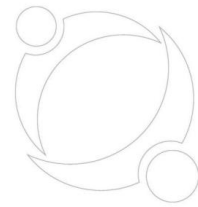
2. Flood Risk

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1%



(1 in 1000) or greater chance of occurring each year, these two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flood Defences

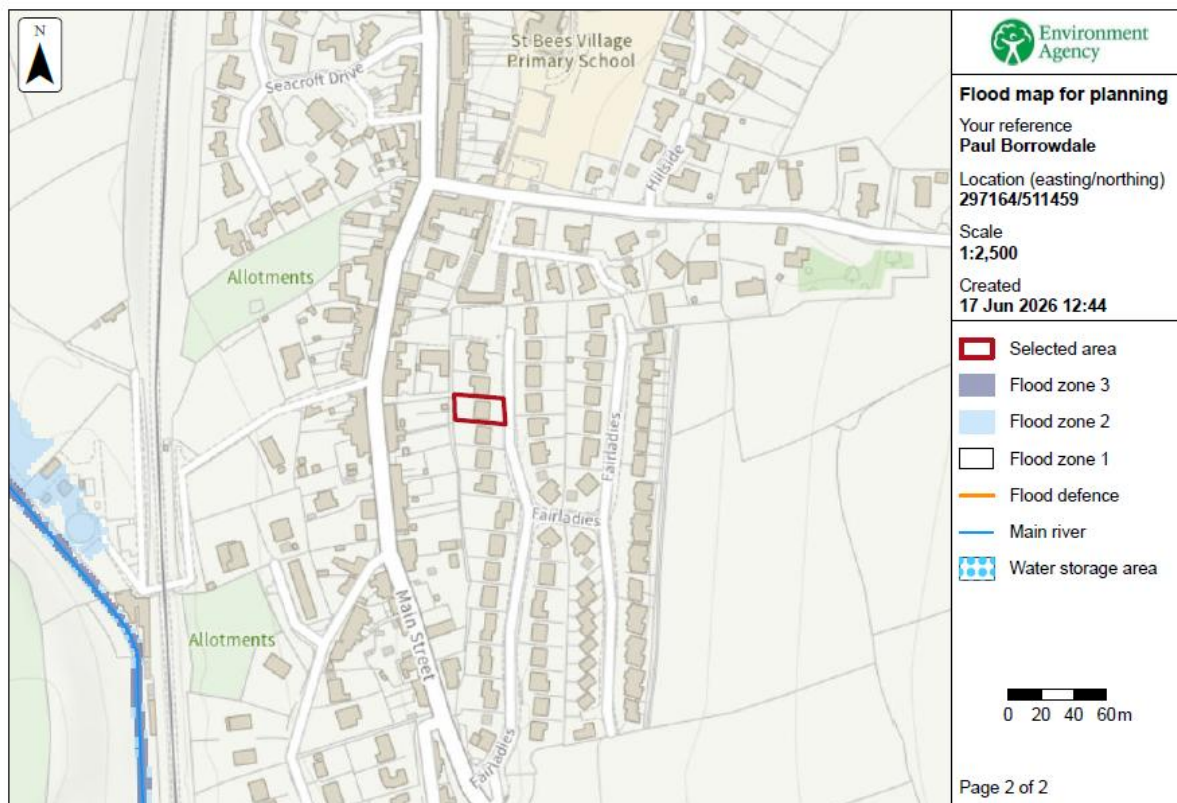
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year.

If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

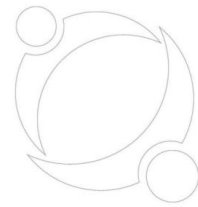
Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

The Flood Risk information was obtained from the Environment Agency website.
Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.



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Fig 1 – Environment Agency Flood Maps



The Environment Agency flood mapping confirms that the application site and proposed extension area are located outside the higher-risk flood zones and fall within Flood Zone 1.

The proposal relates to an existing dwellinghouse and comprises a domestic extension within the established residential curtilage. The development does not introduce a more vulnerable use, does not create a separate dwelling and is not considered to increase flood risk elsewhere.

The proposal is therefore considered acceptable in flood risk terms and accords with the objectives of Policy ENV1 – Flood Risk and Risk Management and Policy DM24 – Development Proposals and Flood Risk.

3. Existing Use

The site is currently in residential use as a single dwellinghouse. The proposed development will not alter the established residential use of the property.

The works are limited to a domestic rear extension and internal alterations to improve the functionality, flexibility and long-term use of the existing home.

There is no proposed change of use, no subdivision of the dwelling and no creation of a separate unit of accommodation. The proposed accommodation will remain ancillary to the existing dwellinghouse.

4. Site and Surrounding Context

The application site comprises an existing detached residential dwelling located within the established residential area of Fairladies, St Bees. The property sits within its own residential curtilage and benefits from existing garden ground to the rear, together with existing driveway, hardstanding and garage provision associated with the dwelling.

The immediate locality is residential in character, with surrounding dwellings generally set within private garden plots.

The area contains a mix of detached and semi-detached residential properties, and the proposed extension is positioned to the rear of the dwelling where its visual impact on the principal public street scene will be limited.

The application site lies within St Bees, a sustainable settlement within the former Copeland planning area. St Bees has a recognised village character and coastal setting, with a wider relationship to the St Bees and Whitehaven Heritage Coast. The proposal is domestic in scale, contained within the existing residential plot and does not extend development beyond the established residential curtilage.

The proposal has been considered in the context of the existing built form, the site levels, neighbouring residential relationships and the wider character of Fairladies.

The rear location is considered the most appropriate position for the proposed extension as it allows the existing street-facing appearance of the dwelling to remain substantially unchanged.

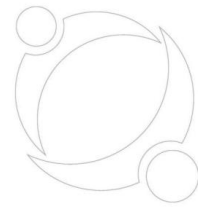


Fig 2 - Google map highlighting the area.

5. Energy Efficiency

The proposal will improve the practical performance and long-term use of the existing dwelling, reducing the need for relocation or more substantial new development elsewhere.

The new building fabric will be designed to comply with current Building Regulations, including requirements relating to insulation, airtightness, thermal bridging, glazing performance and controlled ventilation.

The proposed works will incorporate high-performing insulated ground floor, external wall and roof construction in accordance with Building Regulations.

Low energy lighting and efficient fittings will be used where new electrical installations are provided.

Modern double-glazed units and thermally improved external doors and windows will be incorporated into the works where applicable.

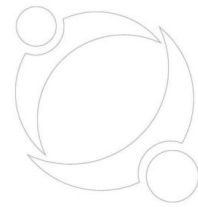
Responsible waste management will be adopted during construction, including appropriate segregation, reuse and recycling of materials where practical.

The proposal represents a sustainable form of domestic improvement by making efficient use of an existing dwelling and residential plot within an established settlement.

6. Appearance & Materials

The external appearance is intended to be sympathetic to the existing dwelling and the surrounding residential character. External materials should match or closely complement the existing property unless otherwise agreed with the Local Planning Authority.

The roof detailing, wall finishes, rainwater goods, glazing and external doors will be selected to provide a coherent domestic appearance. The proposed glass balustrade is a lightweight modern feature which limits visual mass when compared with a solid parapet or masonry guarding.



The proposal is not intended to compete with the host dwelling. It is a rear domestic addition which improves functionality while maintaining the overall residential character of the property.

Final material specifications can be agreed by condition if the Local Planning Authority considers this necessary. The design intent is for the completed works to read as an appropriate, high-quality domestic extension.

Palette of materials	Existing	Proposed
Roof	Black Concrete Tiles	Black Concrete Tiles & Rubber
Fascia & Soffits	White UPVC	White UPVC
External Walls	Facing brick	Facing brick
Windows & Doors	White UPVC	White UPVC

7. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation.

8. Layout & Design

The proposed layout rationalises the existing rear living accommodation and makes better practical use of the sloping rear plot. The kitchen / dining space is positioned to connect with the rear garden and external amenity area, while the lower floor spaces provide ancillary accommodation linked to the main dwelling.

The design avoids unnecessary changes to the front elevation and concentrates the development at the rear of the property. This approach protects the appearance of the public street scene and provides the most logical location for the additional accommodation.

The extension has been designed to sit comfortably with the host dwelling. Proposed openings are principally directed to the rear and remain domestic in character.

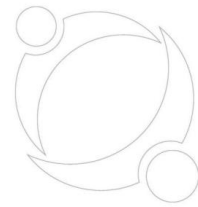
The internal alterations are intended to improve the function of the existing house and create a more usable family layout. The proposed arrangement provides improved circulation, better connection to the rear garden and more flexible ancillary living space.

9. Residential Amenity, Overlooking and Impact

The proposal has been designed with regard to neighbouring residential amenity. The extension is located to the rear of the dwelling and remains within the established domestic curtilage. The siting, scale and relationship with neighbouring dwellings are considered acceptable and will not result in unacceptable loss of daylight, sunlight, outlook or privacy.

Proposed openings are domestic in scale and principally relate to the rear garden environment. The use of glass balustrading and rear-facing glazing is not considered to create unacceptable overlooking when assessed against the existing residential context and established garden relationships.

The development will not create a separate dwelling or materially intensify the residential use of the site. Any short-term disturbance during construction can be controlled through normal domestic construction management practices.



10. Access, Parking & Highways

The existing vehicular and pedestrian access arrangements serving the dwelling will be retained. No new access onto the adopted highway is proposed.

Existing driveway, garage and parking provision will be maintained. The proposal will not generate a material increase in traffic movements beyond the normal domestic occupation of the dwelling.

The proposal does not create a separate dwelling or intensify the site in a way that would give rise to unacceptable highway safety concerns.

Construction traffic will be managed by the appointed contractor to avoid unreasonable obstruction to Fairladies or neighbouring accesses. Deliveries, parking and working hours should be controlled in the normal way for domestic building works.

11. Amount, Scale and Massing

The proposed extension is located to the rear of the dwelling and is read as a secondary addition to the existing property. The overall scale is considered proportionate to the size of the host dwelling, the existing plot and the established residential character of Fairladies.

The massing has been controlled by locating the proposed accommodation to the rear and by using the existing site levels to reduce wider visual prominence. The established front elevation and principal street-facing character of the dwelling will remain substantially unchanged.

The rear elevation will change as a result of the development; however, the proposed form remains domestic in character and retains a clear relationship with the existing building footprint and rear garden setting.

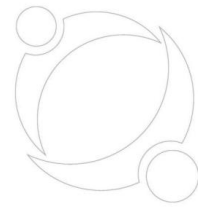
The proposed works do not represent overdevelopment of the plot. Adequate private amenity space will remain available to the dwelling following completion of the works.

	Proposed
Plot size m ²	465.56 m ²
Proposed Dwelling m ²	145.92m ²
Existing Dwelling m ²	101.92m ²
Development Ratio	31.13%
Driveway m ²	39.78m ²
Side Boundary Distance	1900mm (N) 2050mm (S)
Rear Boundary Distance	8,700mm
Extension Increased m ²	44.00m ²

12. Construction and Environmental Management

The site is an existing residential property and there is no known contamination associated with its current domestic use. A watching brief will be maintained during excavation and construction works. If unexpected contamination or suspect material is encountered, works in the affected area will cease and the matter will be reported to the appropriate authority for further assessment.

Foundation design will be confirmed through the Building Regulation process and inspected by Building Control. Radon protection will be provided where required by Building Regulations and relevant mapping. The appointed contractor will manage construction activity to minimise dust, noise, waste and disruption to neighbouring residents.



Environmental performance

The Main Contractor will be carrying out the following tests in order to ensure current environmental standards are met and ideally surpassed throughout the works.

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and emissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).
- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement.

Contaminated Land

The site has no known (expressed) contamination however if any contamination was found the site would require a phase 1 desk top study carried out to highlight the necessity to carry out the phase 2 ground investigation or Phase 3 remediation as required by the Environmental Health Act Part 2A,

Sound

To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the working hours of 08:00 -17:00hrs – Mon-Fri & 09:00-13:00 – Sat - Sun.

Road Cleaning

To be conducted pro-actively throughout the works if required using mechanical sweeping if required

Air Quality/Dust Management

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance.

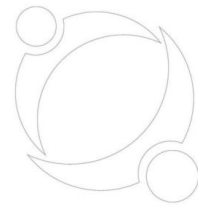
Water usage should be restricted to just enough to dampen the area and not to cause undue water run-off or damage, excess water should be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

Waste (including Hazardous)

All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

Water Courses and Groundwater

No water courses currently would be affected within the site boundary.



13. Drainage

The site benefits from existing foul and surface water drainage infrastructure serving the dwelling. The proposed works will connect to the existing drainage systems where suitable and subject to capacity, statutory undertaker requirements and Building Regulation approval.

The final drainage layout will be confirmed at Building Regulation and construction stage. Drainage will generally comprise suitable 100mm uPVC pipework, appropriate bedding and surround, concrete encasement where required for protection, suitable falls, and inspection chambers at changes of direction and gradient.

All drainage will be installed in accordance with Approved Document Part H.

14. Local & National Planning Policy

I have highlighted below sections of the local plan I feel the proposal harmonises which subsequently links with the national planning policy framework (NPPF) with the main policies highlighted below,

National Planning Policy Framework (NPPF)

Achieving Sustainable Development (Paragraphs 7–14):

Paragraph 7: “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.”

Paragraph 8: “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.”

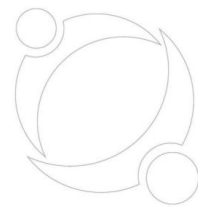
These objectives are:

- a) 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 and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.
- b) 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.
- c) Environmental Objective: To protect and enhance the 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.

Paragraph 11: “Plans and decisions should apply a presumption in favour of sustainable development.”

Decision-Making (Paragraphs 39–60):

Paragraph 39: “Local planning authorities should approach decisions on proposed development in a positive and creative way.”



Paragraph 40: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.”

Paragraph 41: “The more issues that can be resolved at pre-application stage, the greater the benefits.”

The proposal has been prepared having regard to the relevant planning considerations, including design, access, neighbouring amenity, flood risk, drainage, scale and the character of the surrounding area. The submitted Design and Access Statement and supporting drawings provide sufficient information to allow the Local Planning Authority to determine the application in a positive and proportionate manner.

Delivering a Sufficient Supply of Homes (Paragraphs 61–84):

Paragraph 61: “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.”

The proposal does not create a new dwelling; however, it supports the continued use and improvement of an existing family home within an established residential area. The works will improve the quality, flexibility and long-term functionality of the existing dwelling, helping the property remain suitable for modern family occupation.

The proposal therefore supports the broader objective of maintaining and improving the existing housing stock within a sustainable settlement.

Achieving Well-Designed and Beautiful Places (Paragraphs 131–141):

Paragraph 131: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”

Paragraph 135: “Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.”

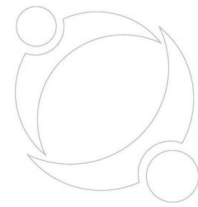
Paragraph 135 also confirms that developments should be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible.

The proposed two storey rear extension has been designed to respond to the character of the existing dwelling and the established residential setting of Fairladies. The extension is positioned to the rear of the property, thereby limiting its visual impact on the public street scene. The proposed materials are intended to match or closely complement the existing dwelling, and the overall form remains domestic, proportionate and subordinate to the host property.

The proposal therefore accords with the NPPF objective of achieving high-quality, well-designed development.

Conserving and Enhancing the Natural Environment (Paragraphs 187–201):

Paragraph 187 confirms that planning policies and decisions should contribute to and enhance the natural and local environment.



Paragraph 191 confirms that, within areas defined as Heritage Coast, planning policies and decisions should be consistent with the special character of the area and the importance of its conservation.

The application site is within the established residential area of St Bees and the proposed works are contained within the existing domestic curtilage. The proposal does not extend development into open countryside and does not result in the loss of any valued landscape, habitat or public open space.

The development is domestic in scale and is not considered to harm the wider landscape character or the special character of the St Bees and Whitehaven Heritage Coast.

Paragraphs 196–201 address ground conditions, pollution and environmental impacts. The site is an existing residential property with no known contamination. Any unexpected contamination or abnormal ground condition encountered during construction will be managed appropriately. The proposal is therefore considered acceptable in environmental terms.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (Paragraphs 161–186):

The NPPF seeks to ensure that development is planned and delivered in a way that takes account of climate change and flood risk.

The Environment Agency flood mapping confirms that the application site and proposed extension area are located within Flood Zone 1, being land at the lowest probability of flooding. The proposed development relates to an existing dwellinghouse and comprises a domestic extension within the established residential curtilage.

The proposal does not introduce a more vulnerable use, does not create a separate dwelling and is not considered to increase flood risk elsewhere. Surface water and foul drainage will be dealt with through existing drainage infrastructure where suitable and in accordance with Building Regulation requirements.

The proposal is therefore considered acceptable in flood risk and drainage terms.

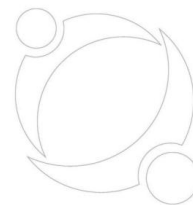
Conserving and Enhancing the Historic Environment (Paragraphs 202–221):

Paragraph 202 confirms that heritage assets range from sites and buildings of local historic value to those of the highest significance, and that they should be conserved in a manner appropriate to their significance.

Paragraph 210 confirms that, in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

The application site is an existing residential property within the established settlement of St Bees. The proposal is positioned to the rear of the dwelling and does not materially alter the principal



street-facing elevation. The scale, siting and appearance of the development are considered appropriate to the host dwelling and surrounding residential context.

The proposal is not considered to result in harm to any designated or non-designated heritage asset, nor to the wider character and distinctiveness of the area.

Overall NPPF Assessment:

The proposal is considered to accord with the relevant objectives of the National Planning Policy Framework. It supports the continued improvement of an existing dwelling within an established residential area, provides a proportionate and well-designed rear extension, maintains existing access and parking arrangements, protects neighbouring amenity, and avoids unacceptable environmental, flood risk or heritage impacts.

The proposal therefore represents sustainable development and should be supported.

Copeland Local Plan 2013-2028

Principles for Development

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Sustainable Settlements

- Policy SS1 – Improving the Housing Offer

Environmental Protection and Enhancement

- ENV1 – Flood Risk and Risk Management

Development Management for Economic Opportunity and Regeneration

- Policy DM2 – Renewable Energy Development in the Borough

Development Management for Sustainable Settlements

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Development Management for Accessibility and Transport

- Policy DM22 – Accessible Developments

Development Management for Environmental Protection and Enhancement

- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping
- Policy DM27 – Built Heritage and Archaeology

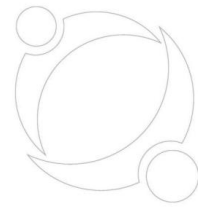
Copeland Local Plan 2021-2038

Development Strategy

- Strategic Policy DS1PU: Presumption in favour of Sustainable Development
- Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Development Standards

- Strategic Policy DS5PU: Planning Obligations
- Policy DS6PU: Design and Development Standards
- Policy DS7PU: Hard and Soft Landscaping
- Strategic Policy DS8PU: Reducing Flood Risk



- Policy DS9PU: Sustainable Drainage
- Policy DS10PU: Soils, Contamination and Land Stability
- Policy DS11PU: Protecting Air Quality

Housing

- Policy H1PU: Improving the Housing Offer
- Policy H7PU: Housing Density and Mix
- Policy H14PU: Domestic Extensions and Alterations

Natural Environment

- Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N6PU: Landscape Protection

15. Vision

The vision for the project is to provide a well-considered domestic extension that improves the quality, flexibility and long-term functionality of the existing family home while respecting the host dwelling, neighbouring amenity and established residential character of Fairladies.

The design is pragmatic and proportionate. It concentrates change at the rear of the property, retains the existing access and street presence, and makes efficient use of the existing residential plot.

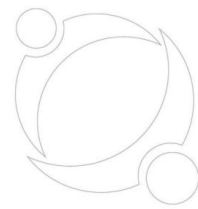
The proposal seeks to deliver a high-quality domestic improvement which is suitable for the needs of the occupier while remaining appropriate to its setting.

16. Conclusion

The proposed two storey rear extension at 25 Fairladies is an appropriate domestic improvement to an existing dwelling. It is acceptable in principle, proportionate in scale and capable of being delivered without unacceptable harm to the character of the dwelling, the street scene, neighbouring amenity, access arrangements or local environmental interests.

The development is positioned to the rear of the property, retains the established residential use of the site and maintains existing access and parking arrangements. The design responds to the existing dwelling, site levels and surrounding residential character.

For the reasons set out within this statement and the submitted drawings, the proposal should be supported and planning permission granted.



17. Appendices

Photo 1 – Aerial Photo – East Elevation (Front)



Photo 2 – Aerial Photo – North Elevation (Side)



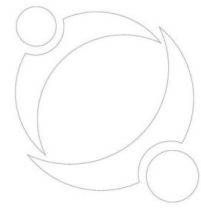


Photo 3 – Aerial Photo – West Elevation (Rear)



Photo 4 – Aerial Photo – South Elevation (Side)



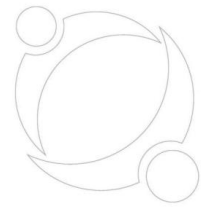


Photo 5 – Aerial Photo – Plan View 120m



Photo 6 – Aerial Photo – Plan View 60m



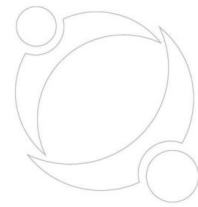


Fig 1 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
Paul Borrowdale	297164/511459	17 June 2026 12:44

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

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

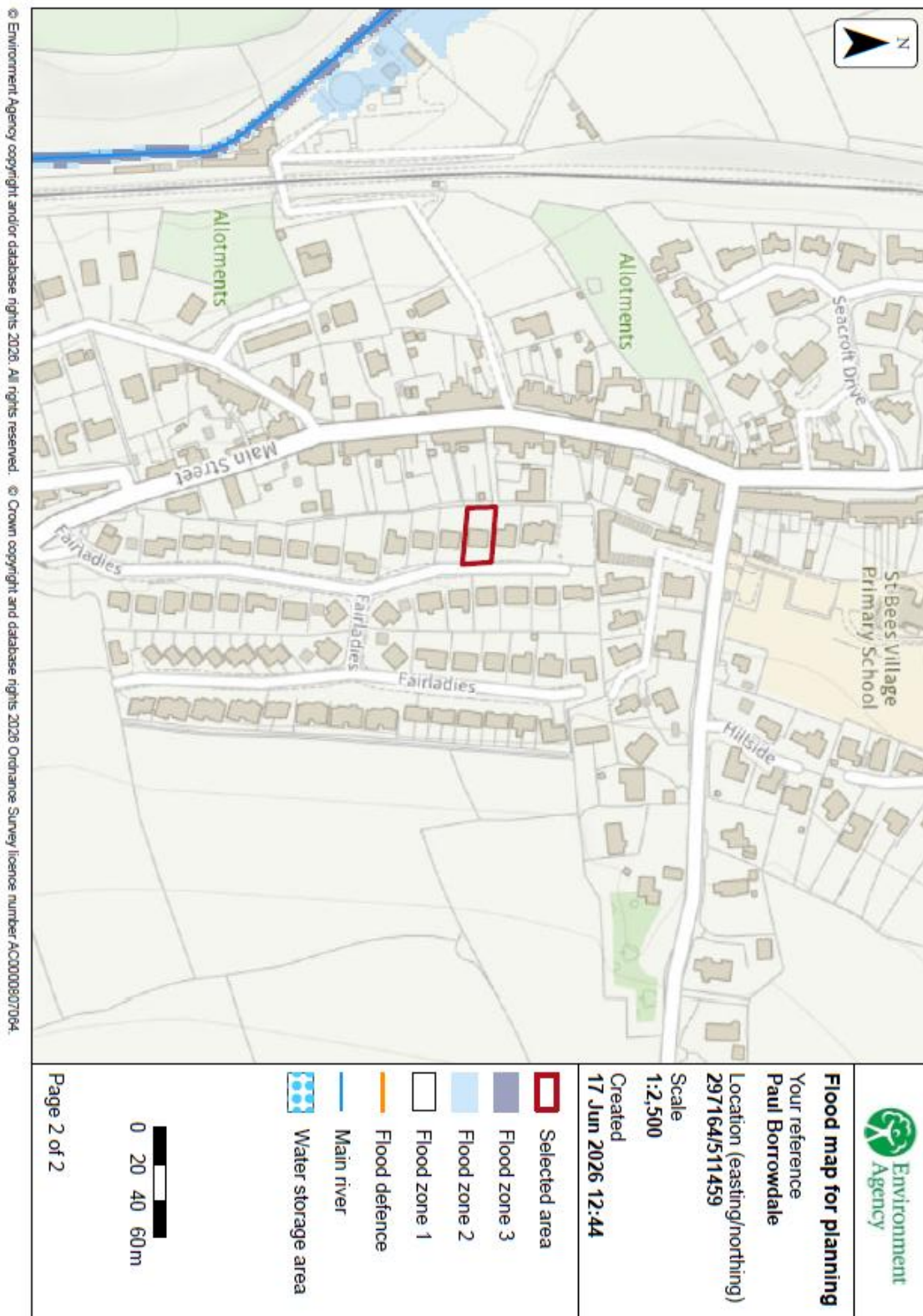
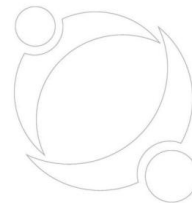
Notes

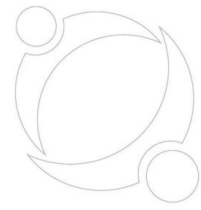
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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THE END