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Application for planning permission

Town and Country Planning Act 1990

T.P. OFFICE COPY

WB/07/1414/full

Site Address

Full postal address of the site (including full postcode where available)

Address

House numbers	Suffix	House name
		Yeoman Gate

Street address: Yeoman Way

Town/City: WORTHING

County: West Sussex

Postcode: BN13 3QZ

Description of location or a grid reference. (Must be completed if postcode is not known):

Easting: 510824

Northing: 103813

Description:

Applicant Details

Name

Title:	First Name:	Surname:
Mr	Graeme	Williamson

Company name (optional): Royal bank of Scotland Group Plc

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 19 NOV 2007
TO | REF No.
INSTRUCTION | WB/

Address

Street address: 1st Floor
Younger Building
3 Redheughs Avenue

Town/City: Edinburgh

County:

Country:

Postcode: EH12 9RB

WORTHING BOROUGH COUNCIL
- 6 MAR 2008
CONSENT REFUSED

Telephone number

	Country	National	Extension
Telephone number:			
Mobile number: (optional)			
Fax number: (optional)			

Email: (optional)

Are you an agent acting on behalf of the applicant?

Agent Details

Title:	First Name:	Surname:
Miss	Atiye	Elicin

Company name (optional):

Atkins

Address

Street address:	Digby House
	Causton Road
Town/City:	Colchester
County:	Essex
Country:	United Kingdom
Postcode:	CO1 1RJ

Contact details

	Country	National	Extension
Telephone number:	[redacted]		
Mobile number: (optional)			
Fax number: (optional)			
Email: (optional)	[redacted]		

Description of the proposal

Please describe the proposal including any change of use:

The proposal consists of 10 no. air conditioning condenser units, grouped together on the rear (South) elevation of the building.

Has the building, works or change of use already started?

(•) No ( ) Yes

If Yes, please state the date when the building works started:

(Date must be pre-application submission)

Have the building, works or change oof use been completed?

(•) No ( ) Yes

If Yes, please state the date when the building, works or change of use was completed:

(Date must be pre-application submission)

Site Area

What is the site area? 2.8 sq.metres

Existing Use

Please describe the current use of the site:

The property is a two storey office building within Yeoman Gate, forming part of the purpose built office development.

Is the site currently vacant?

(•) No ( ) Yes

If Yes, please describe the last use of the site:

When did this use end (if known)?

Does the proposal involve any of the following:

land which is known to be contaminated?

(•) No ( ) Yes

Land where contamination is suspected for all or part of the site?

(•) No ( ) Yes

A proposed use that would be particularly vulnerable to the presence of contamination?

(•) No ( ) Yes

Application advice

If you have said Yes to any of the above questions, you will need to submit an appropriate contamination assessment.

Pedestrian and vehicular access, roads and rights of way

Is a new or altered vehicular access proposed to or from the public highway?

(•) No ( ) Yes

Is a new or altered pedestrian access proposed to or from the public highway?

(•) No ( ) Yes

Are there any new public roads to be provided within the site?

(•) No ( ) Yes

Are there any new public rights of way to be provided within or adjacent to the site?

(•) No ( ) Yes

Do the proposals require any diversions / extinguishments and / or creation of rights of way?

(•) No ( ) Yes

If Yes to any questions, please show details on your plans/drawings and state the reference number:

Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Existing number of spaces	Proposed number of spaces	Difference in spaces
Cars	0	0	0
Light goods vehicles/Public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Are you supplying additional information on submitted plan(s)/drawing(s)/access and design statement?

(•) No ( ) Yes

If Yes, please state references for the plan(s)/drawing(s):

Walls - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Roof - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Windows - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

Waste and Storage Collection

Do the plans incorporate areas to store and aid the collection of waste?

(•) No ( ) Yes

If Yes, please provide details:

Have arrangements been made for the separate storage and collection and recyclable waste?

(•) No ( ) Yes

If Yes, please provide details:

Residential / Dwelling Units

Does your proposal include the gain or loss of residential units?

(•) No ( ) Yes

Proposed Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Market						0
Social Rented						0
Intermediate						0
Key Worker						0
Totals						0

Existing Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Market						0
Social Rented						0
Intermediate						0
Key Worker						0
Totals						0

Overall Residential Unit Totals

Total Proposed Residential Units	0
Total Existing Residential Units	0

Market Housing - Proposed

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Market Housing - Existing

	Number of Bedrooms	Total

Social Rented Housing - Proposed

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Social Rented Housing - Existing

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Intermediate Housing - Proposed

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Intermediate Housing - Existing

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Key Worker Housing - Proposed

	Number of Bedrooms					Total
	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Totals						

Key Worker Housing - Existing

All types of development: non residential floorspace

Does your proposal involve the loss or gain of non-residential floorspace?

◯ Yes ◉ No ◯ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area				0
A2	Financial and professional services				0
A3	Restaurants and cafes				0
A4	Drinking estabishments				0
A5	Hot food takeaways				0
B1 (a)	Office (other than A2)				0
B1 (b)	Research and development				0
B1 (c)	Light industrial				0
B2	General industrial				0
B8	Storage or distribution				0
C1	Hotels and halls of residence				0
C2	Residential institutions				0
D1	Non-residential institutions				0
D2	Assembly and leisure				0
OTHER	Please specify				0
	Total	0	0	0	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels			
C2	Residential Instituitions			
Other	Hostels			

Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full time
Existing employees	0	0	0
Proposed employees	0	0	0

Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not Known
A1	Start time End time	Start time End time	Start time End time	☐
A2	Start time End time	Start time End time	Start time End time	☐
A3	Start time End time	Start time End time	Start time End time	☐
A4	Start time End time	Start time End time	Start time End time	☐
A5	Start time End time	Start time End time	Start time End time	☐
B1A	Start time End time	Start time End time	Start time End time	☐
B1B	Start time End time	Start time End time	Start time End time	☐
B1C	Start time End time	Start time End time	Start time End time	☐
B2	Start time End time	Start time End time	Start time End time	☐
B8	Start time End time	Start time End time	Start time End time	☐
C1	Start time End time	Start time End time	Start time End time	☐
C2	Start time End time	Start time End time	Start time End time	☐
C3	Start time End time	Start time End time	Start time End time	☐
D1	Start time End time	Start time End time	Start time End time	☐
D2	Start time End time	Start time End time	Start time End time	☐
Other	Start time End time	Start time End time	Start time End time	☐

Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposals consist of 10 no. air conditioning condenser units, grouped together on the rear (South) elevation of the building.
Condenser units to be installed on site are; 1no. ACU G.01, 1no. ACU G.02, 2no.DXG-1, 1no.DXG-2, 1no.DXG-4, 1no. DX-1, 1no. DX-2, 1no. DX-3 and 1no. DX-4.

Is the proposal waste management development?

(●) No ( ) Yes

	The total capacity of the void in cubic metres, including engineering surcharges and making no allowances for cover or restoration material.	Maximum annual operational through put in tonnes (or litres if liquid waste)
Inert landfill		
Non-hazadous landfill		
Hazardous landfill		
Energy from waste incineration		
Other incineration		
Landfill gas generation plant		
Pyrolysis / gasification		
Metal recycling site		
Transfer stations		
Material recovery / recycling facilities (MRFs)		
Household civic amenity sites		
Open windrow composting		
In-vessel composting		
Anaerobic digestion		
Any combined mechanical, bioligical and / or thermal treatment (MBT)		
Sewage treatment works		
Other treatment		
Recycling facilities construction, demolition and excavation waste		
Storage of waste		
Other waste management		
Other development		

Please give maximum annual operational throughput of the following waste streams:

Municipal	
Construction, Demolition and Excavation	
Commercial and Industrial	
Hazardous	

Hazardous Substances

Is any hazardous waste involved in the proposal?

◯ No ◯ Yes

		C. Select Value	Amount			
		A. Select Value	Amount			
		B. Select Value	Amount			
		C. Select Value	Amount			
			Amount			
			Amount			
			Amount			
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			Amount			
			Amount			
			Amount			

Trade effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◉ No ◯ Yes

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Pré-application Advice

Has prior advice been sought from the local authority about this application?

◉ No ○ Yes

If Yes, please complete the following information regarding the advice you were given. (This will help the authority to deal with this application more efficiently).

	Title:	First Name:	Surname:
Officer Name:			
Reference:			
Date:			

(Must be pre-application submission)

Details of the pre-application advice received:

Site Visit

Can the site be seen from a road, public footpath, bridleway or other public land?

○ No ◉ Yes

In the event that the planning authority decides it needs to make an appointment to carry out a site visit, please provide contact details below: (Please select only one)

◉ The agent ○ The applicant ○ Other person

If Other has been selected, please provide:

	Title:	First Name:	Surname:
Contact Name:			

	Country	National	Extension
Telephone number:			

Email address:

Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council?

◉ No ○ Yes

If Yes, please provide details:

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Certificate of ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995
Certificate under Article 7

I certify /The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates.

Person Role	Agent				
Title	Miss	First Name	Atiye	Surname	Elicin
Declaration Date	16/11/2007	☒	Declaration Made		

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Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995
Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

Person Role: Agent

Title: Miss First Name: Atiye Surname: Elicin

Declaration Date: 16/11/2007 ☒ Declaration Made

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Notice Recipient		Date Notice Served
Name		
Number	0 Suffix	
Street		
Locality		
Town		
Post Code		
Name		
Number	0 Suffix	
Street		
Locality		
Town		
Post Code		
Name		
Number	0 Suffix	
Street		
Locality		
Town		
Post Code		
Name		
Number	0 Suffix	
Street		
Locality		
Town		
Post Code		
Name		
Number	0 Suffix	
Street		
Locality		
Town		
Post Code		

Person Role: Agent

Title: Miss First Name: Atiye Surname: Elicin

Declaration Date: 16/11/2007 ☒ Declaration Made

Declaration

ATKINS

Contents

1.0 Assessment 1
2.0 Use 1
3.0 Amount 1
4.0 Layout 1
5.0 Scale 2
6.0 Appearance 2
7.0 Access 3

WORTHING BOROUGH COUNCIL
- 6 MAR 2008
CONSENT REFUSED

ATKINS

1.0 Assessment

1.1 Yeoman Gate is located to the west of Worthing Town Centre, off the A259 Coast Road, in close proximity to the A27. The area is an established business location with Southern Water having major premises close by, as well as companies such as Lloyds TSB and David Lloyd.

1.2.1 The property is a two storey office building within Yeoman Gate, forming part of the first high quality office development in the area.

1.3 The newly completed unit is situated in a landscaped courtyard, and comprises of a steel framed, part panel clad building sat under a mono-pitched roof.



VIEW OF EXISTING REAR (SOUTH) ELEVATION

2.0 Use

2.1 The property is a commercial unit to be let for commercial use.

2.2 This current application is to obtain permission to install external signage on the building, car park signage and installation of external air conditioning condenser units.

3.0 Amount

3.1 The proposals consist of 10 no. air conditioning condenser units, grouped together on the rear (South) elevation of the building. (See drawing 5053937/1935/M/G.01 for details of proposed condenser unit location)

3.2 A single halo illuminated sign shall be provided to the front (North) elevation of the building.

3.3 A single non-illuminated car parking directional sign shall be provided at the approach to units C1 and C2.

3.4 Parking Space designation signs shall be provided at the head of four no. parking spaces directly to the front of unit C2. (See drawing 5053937/A4823 for details of all proposed signage locations)

4.0 Layout

4.1 The condenser units shall be located to the South (rear) elevation of Unit C2 occupied by the tenant. This location allows for the minimum amount of service cable and duct installation, whist ensuring maximum efficiency of the condensers. The units will be located externally on the ground floor for ease of installation and for maintenance.

4.2 The likelihood of disturbance being caused from the acoustic output of the units will be negligible due to the commercial nature of the site and its location close to the A259 coast road.

4.3 A single halo illuminated sign shall be situated at high level on the North elevation of Unit C2. The location of signs shall provide maximum visibility, and actively advertise the location of the tenants business.

4.4 The building forms part of a much larger business centre. High level illuminated signage is unlikely to cause disturbance as there is no residential housing in the immediate vicinity.

ATKINS

4.5 Information directional signage shall be provided at the approach to Unit C2, typically on a grassed or hard surfaced verge. The location of the sign will allow unfamiliar visitors to navigate easily to designated parking areas and primary access routes.

4.6 Car parking spaces specifically allocated to the tenant of Unit C2 shall be designated with parking space demarcation signage. These signs shall be located at the head of specifically allocated parking bays.

5.0 Scale

5.1 The size of the air conditioning condensers will range between 735-1940mm in height, with a width and projection no greater then 900mm. For further information regarding the air conditioning condenser units, refer to the manufacturer details attached to the original planning application.

5.2 In order to provide maximum exposure, the halo illuminated sign will measure approximately 2000mm wide by 700mm high overall. The size of the signs will not appear excessive in relation to the scale of the building, or overly dominant against other elevational features.

5.3 The car park directional signage will be constructed from proprietary extruded aluminium `Slatz` sign system, with 90mm dia. legs and interchangeable blanks. Each slat will be 1270x160mm with two panel faces, allowing for variable orientation of directional arrows.

5.4 The parking space demarcation signs will be constructed from 2mm thick aluminium, with 38mm dia legs and interchangeable blanks. Each slat will be 300x100mm.

5.5 Both the car park directional signage and the car park space designation signs are within permitted development limits and will not require special consideration to their scale.

6.0 Appearance

6.1 All external air conditioning condenser units will typically be pre-finished by the manufacturer in white/grey powder coated metal. There will be no additional aesthetic alterations to the external units following their installation.

6.2 The halo illuminated signs will be built up of individual wall mounted stainless steel letters finished in RBS blue (pantone 281). Illumination will be static and continuous from dusk to 12am, or in accordance with the business park regulations.

6.3 The car park directional sign will be a single sided; free standing, non illuminated directional/location sign will consist of extruded aluminium slats, between extruded aluminium posts. The posts are supplied mill finished and panels are powder coated blue to match RBS pantone 281 60% gloss, with screen-printed RBS logo and face applied white vinyl arrows and text. All car park signage will be single sided with specific information in white lettering being screen printed onto the slats.

6.4 The parking space demarcation will be single sided, free standing, non illuminated car parking bay demarcation sign. All panels are powder coated blue to match RBS pantone 281 60% gloss, with screen-printed RBS logo and face applied white vinyl arrows and text.

PROPOSED HALO ILLUMINATED SIGNAGE TO FRONT (NORTH) ELEVATION



ATKINS

7.0 Access

7.1 Due to the location of the condensers on the rear of the building, they will not obstruct any access route to the main entrances of the building. The complexity of the units means that only specialist contractors will be able to install and maintain the units. No additional provision will need to be made in relation to access for all, under the building regulations and planning guidance notes.

7.2 The halo illuminated signage shall be mounted at high level (approximately 4m). Specialist equipment will be required for access and maintenance, which will require specialist contractors to operate. No additional provision will need to be made in relation to access for all, under the building regulations and planning guidance notes.

7.3 Car park directional signage shall be located so as not to obstruct any designated circulation route. Sight lines and visibility splays have also been considered when locating a suitable position of the sign.

7.4 The low level parking bay designation sign may result in a trip hazard for the visually impaired, if they are not sited responsibly. The signs should be located as close to the edge of the curb as possible and made highly visible if they intrude on main circulation routes.



VIEW OF EXISTING EAST (SIDE) ELEVATION

TROUP BYWATERS & ANDERS CONSULTING ENGINEERS

DX UNITS SCHEDULE

1935/SCH/DX

PROJECT : **RBS Worthing**

JOB No : **1935**

Date : **16.08.07** Rev: **T1**

SIGN : **BT** CHKD: **MB**

UNIT REF NO.	DESCRIPTION	
DX1-1	LOCATION:	Open Plan Office
DX1-2		
DX1-3	**INDOOR UNITS**	
	TYPE:	Conceilied ducted units
		FDXS60C
	SIZE:	Conceilied ducted unit
		H =200 mm, W =1100mm, D =620 mm
	OPERATION:	1 No Independently controlled unit per room
	DESIGN :	Room condition 21°C +/-1°C
		Room cooling load 3.7 kW sensible
		Room noise level NR 37
		Unit duty to be 3.7 kW sens each (to be confirmed by manufacturer)
	HEATER:	None
	HUMIDIFIER:	None
	AIR :	Air flow rate 0.267 m3/s low speed
	REFRIGERANT:	R410A
	ELECTRICAL:	Fed from Outdoor unit
	CONTROLS:	Wall mounted romote controller
	EXTRAS:	
	OUTDOOR UNITS	RXS60E
	SIZE:	Horizontal Discharge
		Horizontal Airflow to suit location.
		735 (H) x 825 (W) x 300 (D)
	OPERATION:	One unit per ACU.
	ELECTRICAL:	
	DESIGN :	Ambient 35°C
	Manufacturers	Daikin

print date: 16/10/2007

TROUP BYWATERS & ANDERS CONSULTING ENGINEERS

AIR CONDITIONING UNITS
SCHEDULE - 1935/SCH/ACU

Page of

PROJECT : RBS Worthing
JOB No : 1935
Date : 16.08.07 **Rev:** T1
SIGN : BT **CHKD:** MB

Unit REF NO.	LOCATION		DESCRIPTION	
ACU G.01	Wiring Closet		TYPE:	Floor standing DX up flow units.
ACU G.02	Wiring Closet			
			SIZE:	To be confirmed by manufacturer (Denco - Toscana U10AH)
				647w x 654d x 1940h + 450h inlet (255kg)
			OPERATION:	2unit (1 Duty + 1 running standby)
				No humidity control
				No heating
			DESIGN :	Room condition 22°C +/-2°C (allow 2°C stratification to inlet)
				Room cooling load 8.25 kW sensible
				Room noise level NR40
				unit cooling duty 10 kW net sensible
			HEATER:	None Fitted
			HUMIDIFIER:	None Fitted
			AIR :	High speed air flow rate 1.0m^3/s
			CONTROLS:	Independent Trend IQ controls per unit on return air temperature and room sensors
				with BMS fault, trend logging and operation monitoring
				Alarms to be Interfaced with remote panel outside room
			ELECTRICAL:	400v / 3ph+N / 50Hz Operating Amps 18.9 Amps/phase
			EXTRAS:	Leak detection tape to be provided with unit and to be located in drip tray under
				unit and monitored by controller.
				ACU drip tray with 25mm returns and 50mm overlap from base of unit.
				Base stand 300mm high
			Condensers :	2 No. DCRA 21-6 (manufacturer to confirm). Unit is 975 (H) 888 (W) 305 (D)
				Air Cooled - Horizontal discharge

REV	T1
DATE	31.08.07
INIT	MB

print date: 16/10/2007

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Doors - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Boundary treatments - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - add description

Please provide a description of existing and proposed materials & finishes to be used in the build (demolition excluded)

Other type of material description e.g. guttering

Other

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer ☐
- Septic tank ☐
- Package treatment plant ☐
- Cess pit ☐
- Other
- Unknown ☐

Are you proposing to connect to the existing drainage system?

(•) No ( ) Yes

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s) drawing(s) references:

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones, 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary).

(•) No ( ) Yes

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

(•) No ( ) Yes

Will the proposal increase the flood risk elsewhere?

(•) No ( ) Yes

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☒ Soakaway
- ☐ Main sewer
- ☐ Existing watercourse
- ☐ Pond / lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

(•) No ( ) Yes

Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

(•) No ( ) Yes

If Yes to either or both of the above, please provide a full Tree Survey, with plan, in accordance with "BS5837:2005 Trees in relation to construction - Recommendations".

Biodiversity and Geological Conservation

To assist in answering the following questions, refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species (see guidance note)

( ) Yes, On the development site

( ) Yes, On land adjacent to or near the proposed development