

DEVELOPMENT CONTROL PANEL

5 April 2023

Item: 3

Application No.:	22/03413/PIP
Location:	Land Adj 25 The Drive Wraysbury Staines TW19 5ES
Proposal:	Construction of 3no. detached dwellings.
Applicant:	Mr Fowles
Agent:	Mr Alan Gunne-Jones
Parish/Ward:	Wraysbury Parish/Datchet Horton And Wraysbury

If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk

1. SUMMARY

- 1.1 This application seeks to obtain permission in principle for the erection of three detached dwellings.
- 1.2 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle from the technical details of the development. The permission in principle consent route is a two-stage process, (i) permission in principle and (ii) technical details consent.
- 1.3 When considering an application for permission in principle, the scope of consideration is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.
- 1.4 The proposed development is considered to be unacceptable in terms of location, land use and amount of development for the following reasons: 1) inappropriate development within the Green Belt where no very special circumstances exist to outweigh the harm to the Green Belt by virtue of its appropriateness and harm to openness and 2) failure to provide an acceptable flood risk assessment and to pass the sequential test and exceptions test.

It is recommended the Committee refuses this permission in principle application for the following summarised reasons (the full reasons are identified in Section 13 of this report):

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| 1. | The proposed development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. The proposed development would result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural landscape. The harm to the Green Belt as a result of inappropriateness with the moderate harm to openness must be afforded substantial weight. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its appropriateness and harm to openness. The location, land use and amount of development are considered unacceptable. The proposed development would be contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033. |
| 2. | The proposed development is within Flood Zone 3. The proposal development fails to pass the sequential test. Furthermore, in the absence of an acceptable flood risk assessment, the proposed development fails to assess the flood risk to future occupiers and elsewhere. The location of the proposed development is considered unacceptable. The proposed development would be contrary to Section 14 of the National Planning Policy Framework and Policy NR1 of the Borough Local Plan 2013-2033. |

2. REASON FOR COMMITTEE DETERMINATION

- 2.1 The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee
- 2.2 This application was called in by Cllr Muir regardless of the recommendation of the Head of Planning as the application is within the Green Belt and also the impact of the proposed development on flood risk.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is within Environment Agency Flood Zone 3 and lies within the Metropolitan Green Belt. The site is also identified as a "Farmed Parkland" setting under the Council's Townscape Character Assessment.

4. KEY CONSTRAINTS

- Environment Agency Flood Zone 2 and 3
- Metropolitan Green Belt
- "Farmed Parkland" setting under the Council's Townscape Character Assessment

5. THE PROPOSAL

- 5.1 This application seeks to obtain permission in principle for the erection of three detached dwellings.

5.2 RELEVANT PLANNING HISTORY

- 5.3 There are a number of historical planning applications at the site for the erection of three detached dwellings, but they all were refused.
- 5.4 There is no recent planning history of the site.

6. DEVELOPMENT PLAN

- 6.1 The main relevant policies are:

Adopted Borough Local Plan 2013-2033

Issue	Policy
Spatial Strategy for the Borough	SP1
Development in Rural Areas and the Green Belt	QP5
Managing Flood Risk and Waterways	NR1

Adopted Horton and Wraysbury Neighbourhood Plan 2018-2033

Issue	Policy
The presumption in favour of sustainable development	NP/SUSTDEV01
Management of the Water Environment	NP/SUSTDEV02
Redevelopment & Change of Use	NP/HOU4
Water Supply, Waste Water, Surface Water and Sewerage Infrastructure	NP/HOU5

• MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development
 Section 4- Decision-making
 Section 5 – Delivering a sufficient supply of homes
 Section 11 – Making effective use of land
 Section 12- Achieving well-designed places
 Section 13 – Protecting Green Belt land
 Section 14- Meeting the challenge of climate change, flooding and coastal change

Other Local Strategies or Publications

Other Strategies or publications material for the proposal are:

- i. Berkshire Strategic Housing Market Assessment (SHMA) 2016
- ii. RBWM Townscape Assessment
- iii. RBWM Landscape Assessment

• CONSULTATIONS CARRIED OUT

Comments from interested parties

13 occupiers were notified directly of the application and 38 letters were received in total.

2 letters were received supporting the application.

Consultees

Consultees	Comments	Where in the report this is considered
RBWM Lead Local Flood Authority	Further information is required related to the changes in impermeable area on the development site.	Section 9 of this Report.
RBWM Environmental Protection	No objection subject to conditions related to aircraft noise and the submission of the site-specific construction environmental management plan (CEMP).	Noted.
Berkshire Archaeology	No objection. A pre-commencement condition requiring the submission of a programme of archaeological work including a written scheme of investigation shall be attached to the technical details stage permission if granted.	Noted.
Nature Space UK	No objection. A preliminary ecological appraisal should be provided to support the technical details stage application.	Noted.
Natural England	No objection and confirms that the proposed development will not have significant adverse impacts on designated sites.	Section 9 of this Report.
Environment Agency	No comments received by the time	Noted.

	of writing this report.	
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Others (e.g. Parish and Amenity Groups)

Groups	Comments	Where in the report this is considered
Wraysbury Parish Council	Strongly object on the ground of over development in the Green Belt and in Flood Zone 3.	Section 9 of this Report.

7. EXPLANATION OF RECOMMENDATION

- 7.1 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle from the technical details of the development. The permission in principle consent route is a two-stage process, (i) permission in principle and (ii) technical details consent.
- 7.2 When considering an application for permission in principle, the scope of consideration is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.
- 7.3 The key issues for consideration are:
- iv. Location
 - v. Land use
 - vi. Amount of development
 - vii. Other Matters

• Location

- 7.4 The site is identified as a "Farmed Parkland" setting under the Council's Townscape Character Assessment. The submitted documents set out that the site is currently used for ancillary storage. Based on the site visit, the site comprises some structures including containers. The access to the site is currently closed and blocked. It is not considered that the site is currently being actively used as storage.

Habitats Developments

- 7.5 Paragraph 5B of the Town and Country Planning (Permission in Principle) (Amendment) Order 2016 sets out that a local planning authority may not grant permission in principle, on an application to the authority, in relation to development which is –
- 1 major development;
 - 2 habitats development;
 - 3 householder development; or
 - 4 Schedule 1 development.
- 7.6 The National Planning Policy Framework (NPPF) defines habitats site as any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- 7.7 The proposal is seeking to introduce three residential dwellinghouses to the application site, so it is not a major, householder or Schedule 1 development. However, the site is in close proximity to the South West London Waterbodies Special Protection Area and Wraysbury No.1 Gravel Pit Site

of Special Scientific Interest.

- 7.8 Paragraph 5⁵ of the Planning Practice Guidance sets out that planning in principle must not be granted for development which is habitats development. Habitats development means development which is likely to have a significant effect on a qualifying European site or a European offshore marine site, referred to as habitats sites in the National Planning Policy Framework (either alone or in combination with other plans or projects); is not directly connected with or necessary to the management of the site, and; the competent authority has not given consent, permission, or other authorisation in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 7.9 Natural England has been formally consulted on this application and considers that the proposed development would not have significant adverse impacts on any designated sites. Therefore, the proposed development is not considered as habitats development in this case.

Green Belt

- 7.10 The application site is within the Green Belt. It is a relevant material consideration in assessing the acceptability of the location of the proposed development.
- 7.11 Paragraph 137 of the National Planning Policy Framework (NPPF) sets out the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 148 sets out that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt when considering any planning application. Paragraph 149 then sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
1. buildings for agriculture and forestry;
 2. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 3. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 4. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 5. limited infilling in villages;
 6. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 7. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 1. not have a greater impact on the openness of the Green Belt than the existing development; or
 2. not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 7.12 Policy QP5 of the Borough Local Plan 2013-2033 relates to development within the Green Belt and reflect the guidance as set out in the NPPF. Paragraph 4 of Policy QP5 specifically relates to limited infilling in village, which sets out that certain forms of development are not considered inappropriate within the Green Belt, as defined in the NPPF. Within the Royal Borough, village settlement boundaries are identified on the Policies Map, and these boundaries will be used in determining where limited infilling may be acceptable:

⁵ Paragraph: 005 Reference ID: 58-005-20190315

1. Limited infilling within the identified village settlement boundaries within the Green Belt as designated on the Policies Map (marked "Settlements (QP5)").
2. Limited infilling outside identified village settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the identified village settlement boundary and the physical proximity of the proposal site to the identified village settlement boundary.

- 7.13 The application site is within the "farmed parkland" setting character area under the Council's Townscape Character Assessment. There is no planning history or records showing that the site has been converted to other uses. As it is an agricultural land, it is not considered to be previously developed land (PDL), as defined in the NPPF. Therefore, the only applicable exception outline at Paragraph 149 of the NPPF would be (e) limited infilling in villages or (g) limited infilling.
- 7.14 The application site is not within the identified village settlement boundary. There is no definition of limited infilling in villages within the NPPF. The generally accepted definition of infilling is the infilling of a small gap in an otherwise built up frontage. Policy QP5 of the Borough Local Plan 2013-2033 also sets out that limited infilling must be within the identified village settlement boundaries within the Green Belt as designated on the Policies Map or outside identified village settlement boundaries where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground.
- 7.15 The application site is adjacent to the settlement of Wraysbury. However, it forms a wide and open gap beyond the settlement boundary. Although the application site is along the Drive, land to the rear is open and undeveloped. The area around the application site is not built up nor is it part of a built up frontage. The application site is not within a village and is not a small gap in otherwise built up frontage. Therefore, it does not represent limited infilling within a village, nor does it meet any of the other exceptions identified within the NPPF.
- 7.16 The proposed development would therefore constitute inappropriate development in the Green Belt. Paragraph 147 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposal is seeking to introduce three permanent buildings onto the site, which is currently free from development. It would be harmful to openness both spatially and visually. No material planning considerations have been advanced by the applicant which would constitute very special circumstances. Therefore, the Local Planning Authority is unable to identify any very special circumstances in this case.
- 7.17 In summary, the proposal development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. The harm to the Green Belt as a result of inappropriateness with the moderate harm to openness must be afforded substantial weight. No very special circumstances however were identified in this case. Therefore, the proposed development is contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033.

Environment Agency Flood Zone 3

- 7.18 The application site is within Environment Agency Flood Zone 3 where there is a high risk of flooding. It is a relevant material consideration in assessing the acceptability of the location of the proposed development.
- 7.19 As a more vulnerable development in the Flood Zone, the proposal would need to be supported by a site-specific flood risk assessment and to pass both the Sequential Test and Exception Test.

Sequential Test and Exceptions Test

- 7.20 National Planning Policy Framework (NPPF) sets out that the proposed residential development is classified as a "More Vulnerable" use and the sequential test is required as it is within Flood Zone 3. Paragraph 162 of the NPPF sets out that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Policy NR1 of the Borough Local Plan 2013-2033 also sets out that the sequential test is required for all development in areas at risk of flooding, except for proposed developments on sites allocated in the Borough Local Plan or in a made Neighbourhood Plan.
- 7.21 Though the geographical search area of the test is Borough-wide, the submitted sequential test is also only passed on a reduced site search area basis. The test, however, should cover all reasonably available sites, which include any sites that are suitable, developable and deliverable and it is not limited to sites within the Housing and Economic Land Availability Assessment (HELLA) only.
- 7.22 Furthermore, there are queries regarding the dismissal of several of the assessed sites. The test identifies that 2-4 Albert Street, Maidenhead is not suitable as prior approval is believed to be implemented but it then says that the rest of office is occupied. Based on the Council's record, the prior approval is for the change of use from office to residential use. It is not clear whether the prior approval has been implemented or not in this case. Also, 30-32 Forlease Road, Maidenhead is considered not suitable as planning permission 18/00421/FULL was granted but does not appear to have been implemented and the site is partially within Flood Zone 3a. Sites would only be considered unsuitable if both planning permissions have been granted and conditions discharged. The test also discounts some potentially developable sites which states that there is no indication the site is for sale or available. However, no further evidence is provided to demonstrate that land agents or landowners were contacted to enquire about the availability of those sites.
- 7.23 The sequential test is not considered to be robust enough to demonstrate that there are no reasonably available sites as a lower risk of flooding that could accommodate this development. It is considered that the proposed development fails to pass the sequential test in this case.
- 7.24 The proposed development would need to pass the Exception Test. Upon failure to pass the sequential test, there is no need to go on assessing whether the Exception Test is passed in this case.
- 7.25 In summary, the proposed development fails to pass the sequential test. Therefore, the proposed development fails to comply with Section 14 of the National Planning Policy Framework and Policy NR1 of the Borough Local Plan 2013-2033.

Site-specific Flood Risk Assessment

- 7.26 Policy NR1 of the Borough Local Plan 2013-2033 sets out that development will only be supported within designated Flood Zones 2 and 3, where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms. Development proposals should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is considered.
- 7.27 Policy NP/SUSTDEV02 of the Horton and Wraybury Neighbourhood Plan 2018-2033 sets out that development proposals for residential or non-residential development within the areas shown within Flood Zones 2 and 3 as shown on the Environment Agency's Flood Maps will not be supported apart from the one for one replacement of houses and extensions to existing houses up to the limit allowable under the permitted development rights granted by Parts A and E of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or such secondary legislation that replaces it. The design and construction of new buildings should have regard to national flood resilience guidance and other relevant policies in the development plan. Additionally, action should be taken where appropriate to improve and reduce the overall flood risk.

- 7.28 The site-specific flood risk assessment is to demonstrate to the Local Planning Authority how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users. The assessment should set out whether the proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there are no other reasonably available sites appropriate for the proposed development with a lower probability of flooding in order to pass the Sequential Test, and; whether the development will be safe and pass the Exception Test.
- 7.29 A flood risk assessment (FRA), which is prepared by WtFR Ltd, on behalf of the applicant, is provided to support the application. The assessment report summaries that the finished floor level will be set 300mm above the flood level including the 1 in 100+ climate change (35%).
- 7.30 The Environment Agency has been consulted on this application, but no comments were received by the time of writing this report. However, the Lead Local Flood Authority (LLFA) has asked for clarification regarding the changes in impermeable area of the proposed development, given that the FRA identifies the site as an open field used for storage but then sets out that the proposed development would lead to a reduction in impermeable area of the site. It is not consistent with the proposed development which is actually increasing the impermeable area of the site. In an absence of any further clarification related to this matter, it is not considered that the flood risk of the proposed development is reasonably assessed and mitigated as set out in the FRA.
- 7.31 In summary, the application site is located within Flood Zone 3. However, an acceptable flood risk assessment has not been provided to support this application. Therefore, the proposed development fails to comply with Section 14 of the National Planning Policy Framework and Policy NR1 of the Borough Local Plan 2013-2033.

Summary

- 7.4 The application site is within Green Belt and Flood Zone 3. The proposal development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. However no very special circumstances however were identified in this case, which can outweigh the harm to the Green Belt as a result of inappropriateness with the moderate harm to openness. Furthermore, the application site is located within Flood Zone 3. The proposed development fails to pass the sequential test. Furthermore, an acceptable flood risk assessment has not been provided to support this application. The proposed development also fails to pass the sequential test. The location of the proposed development is therefore not considered acceptable in this case.

8. Land Use

- 8.1 The submitted technical note sets out that the area immediately around the application site is characterised by low density detached and semi-detached housing. However, it is considered that this site is currently used as a green buffer between the existing dwellinghouses along the Drive and Welley Road. The proposed development will permanently remove this green buffer and urbanise this part of the Drive.
- 8.2 Given the concerns raised above, in relation to the impact of the proposed development on the Green Belt by virtue of the inappropriate nature of the proposed development within the Green Belt and the impact on the openness of the Green Belt, the use of the land for housing is not considered acceptable in this particular case.

9. Amount of Development

- 9.1 The proposed development is seeking to introduce three detached dwellinghouses to the application site. The site is not an allocated housing site so it would be considered as a windfall site.
- 9.2 Given the concerns raised above, in relation to the impact of the proposed development on the Green Belt by virtue of the inappropriate nature of the proposed development within the Green Belt and the impact on the openness of the Green Belt, this amount of development would have an adverse and permanent impact on the openness of the Green Belt and is not considered acceptable in this particular case.

10. Other Matters

- 10.1 As this is the permission in principle application, the scope of consideration is limited to location, land use and amount of development. Other matters should be considered at the technical details consent stage.

Climate Change and Sustainability

- 10.2 Policy SP2 of the Borough Local Plan 2013-2033 requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. The sustainability matter can be dealt with under the technical details consent stage when details of design of the proposed dwellinghouses are provided.

Design and Character

- 10.3 The scale, layout and appearance of the proposed dwellinghouses including the full impact of the area are not under consideration at this permission in principle stage. This will be considered at the technical details consent stage.

Amenity for Existing and Future Occupiers

- 10.4 The submitted plan shows that the separation distance between the proposed dwellinghouses are approximately 6 metres. It is considered that side windows are proposed at the third bedroom on the first floor may overlook other new dwellinghouses at the site. However, it is considered that such matter will be fully assessed at the technical details consent stage.

Ecology and Biodiversity

- 10.5 The application site is not within any designated sensitive area or protected site but it is close to a number of designated protected sites including Special Protection Area (SPA), Sites of Special Scientific Interest (SSSI), Ramsar site, and Local Wildlife Site. In an absence of any supporting information related to ecology and biodiversity, it is not possible to assess whether the proposed development would have any impacts on ecology and biodiversity.
- 10.6 Notwithstanding, it is not considered that the proposed development would have any potential adverse ecology and biodiversity impact when considering location, land use and amount of development of the proposed development. Any detailed information related to ecology and biodiversity including the submission of a preliminary ecological appraisal or any further survey if required will need to be provided at the technical details consent stage.

Trees and Landscaping

- 10.7 The application site is not subject to any Tree Preservation Order (TPO). It is not considered that the proposed development would have any potential adverse impact on existing trees when considering location, land use and amount of development of the proposed development. Any detailed information related to trees including any arboricultural report will be considered at the technical details consent stage.

Parking and Highways

- 10.8 A transport note, which is prepared by Magna Transport Planning Ltd, on behalf of the applicant, is provided to support this application. The note summaries that sufficient parking spaces for vehicles and cycle and electric vehicle charging points will be provided for each dwellinghouse and the proposed development would not have an adverse impact on highways.
- 10.9 It is not considered that the proposed development would have any potential adverse highways impact when considering location, land use and amount of development of the proposed development. Any detailed information related to highways and parking will be considered at the technical details consent stage.

Archaeology

- 10.10 It is not considered that the proposed development would have any potential adverse archaeological impact when considering location, land use and amount of development of the proposed development. Any detailed information related to archaeology will be considered at the technical details consent stage including the imposition of any pre-commencement condition.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development is CIL liable. The proposed floorspace of the dwellings is £315.55 per sqm (indexation rate 2023).

12. PLANNING BALANCE AND CONCLUSION

- 12.1 The scope of consideration of an application for permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.
- 12.2 The application site is within Green Belt and Flood Zone 3. The proposed development does not fall within any exceptions identified in the NPPF and therefore it would constitute inappropriate development which, by definition, would be harmful to the Green Belt. However no very special circumstances however were identified in this case, which can outweigh the harm to the Green Belt as a result of inappropriateness with the moderate harm to openness. Furthermore, the application site is located within Flood Zone 3 and an acceptable flood risk assessment has not been provided to support this application. The proposed development also fails to pass the sequential test. The location of the proposed development is therefore not considered acceptable in this case.
- 12.3 To conclude, the proposed development would introduce three detached market dwellinghouses to the site. However, the weight attributed to the provision of housing would not either individually or cumulatively, be sufficient to outweigh the other harms that are set out above. On this basis of the foregoing, it is therefore recommended that this permission in principle application should be refused.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and Site Layout Out
- Appendix B – Plans and elevation drawings

14. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposal development would constitute inappropriate development which, by definition, would be harmful to the Green Belt. The proposed development would result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural landscape. The harm to the Green Belt as a result of inappropriateness with the moderate harm to openness must be afforded substantial weight. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its appropriateness and harm to openness. The

location, land use and amount of development are considered unacceptable. The proposed development would be contrary to Section 13 of the National Planning Policy Framework and Policy QP5 of the Borough Local Plan 2013-2033.

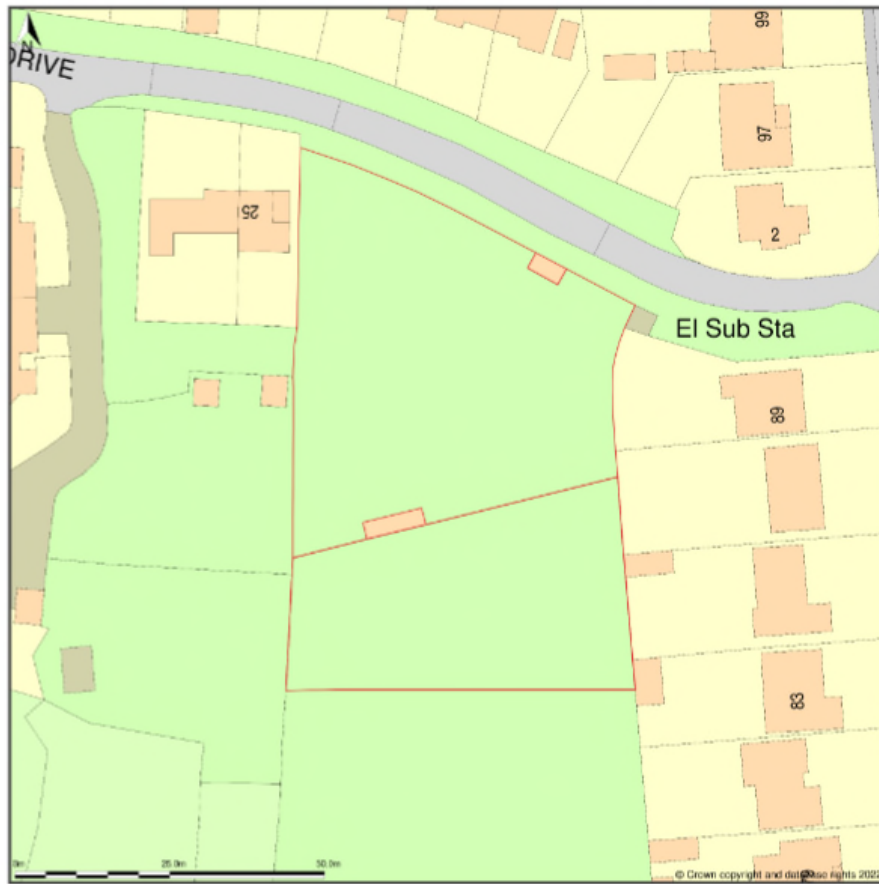
- 2 The proposed development is within Flood Zone 3. The proposal development fails to pass the sequential test. Furthermore, in the absence of an acceptable flood risk assessment, the proposed development fails to assess the flood risk to future occupiers and elsewhere. The location of the proposed development is considered unacceptable. The proposed development would be contrary to Section 14 of the National Planning Policy Framework and Policy NR1 of the Borough Local Plan 2013-2033.

22/03413/PIP - Land Adj 25 The Drive, Wraysbury, Staines TW19 5ES

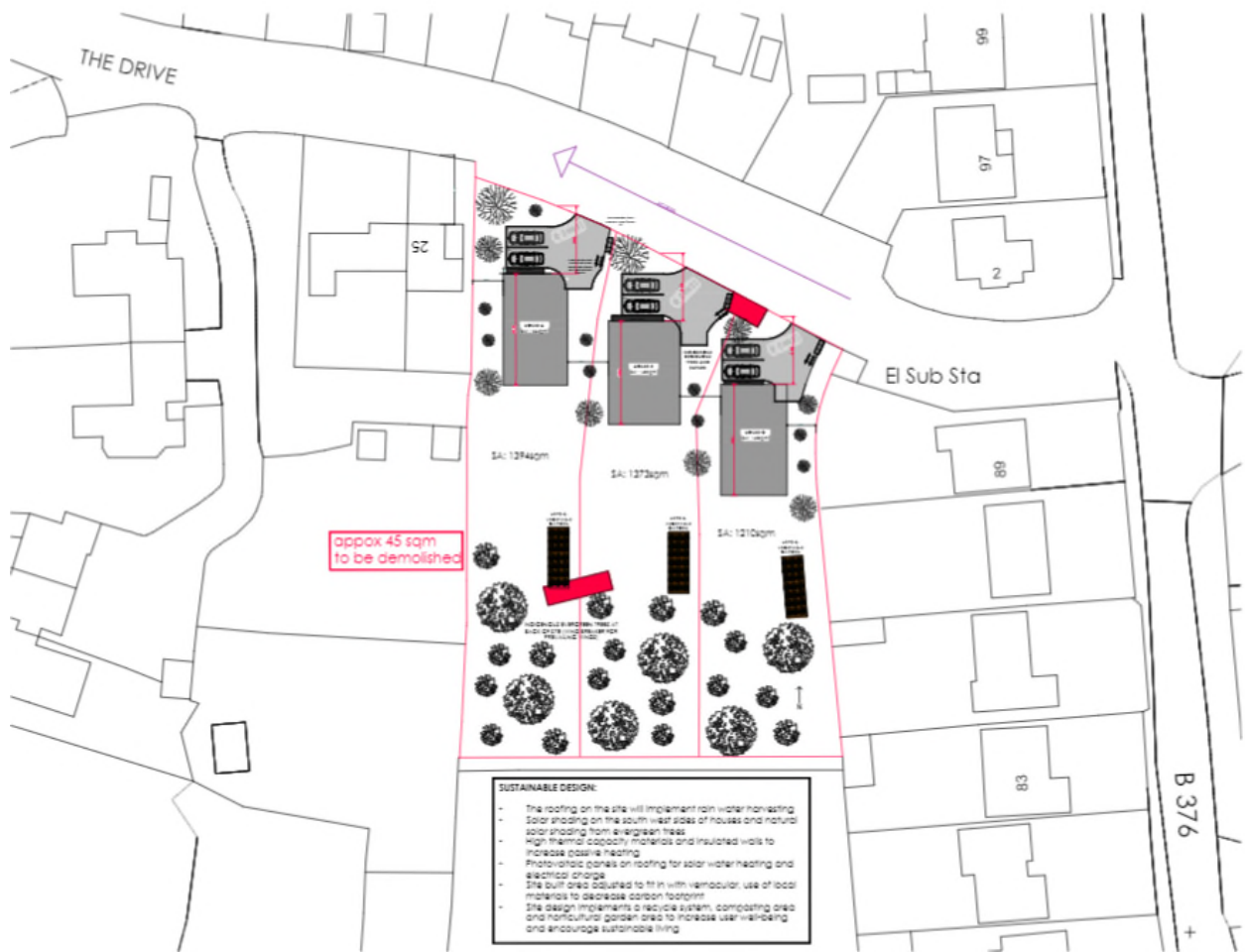
Appendices

Appendix A - Site Location Plan and Site Layout

Site Location Plan

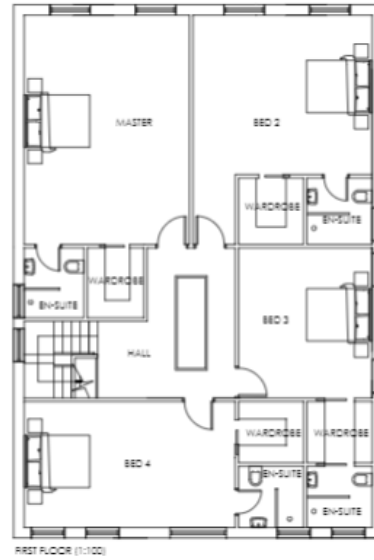
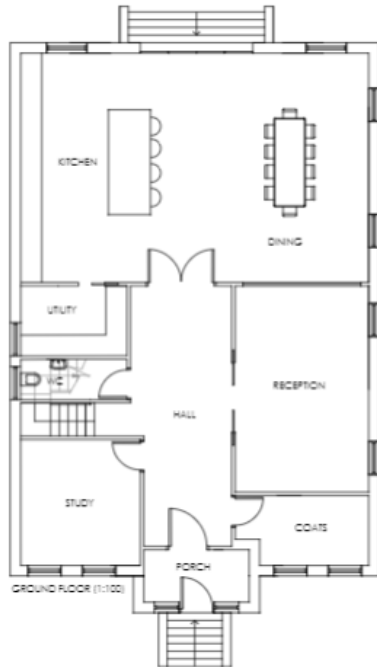


Site Layout



Appendix B - Plans and elevation drawings

Floorplans



Elevations

