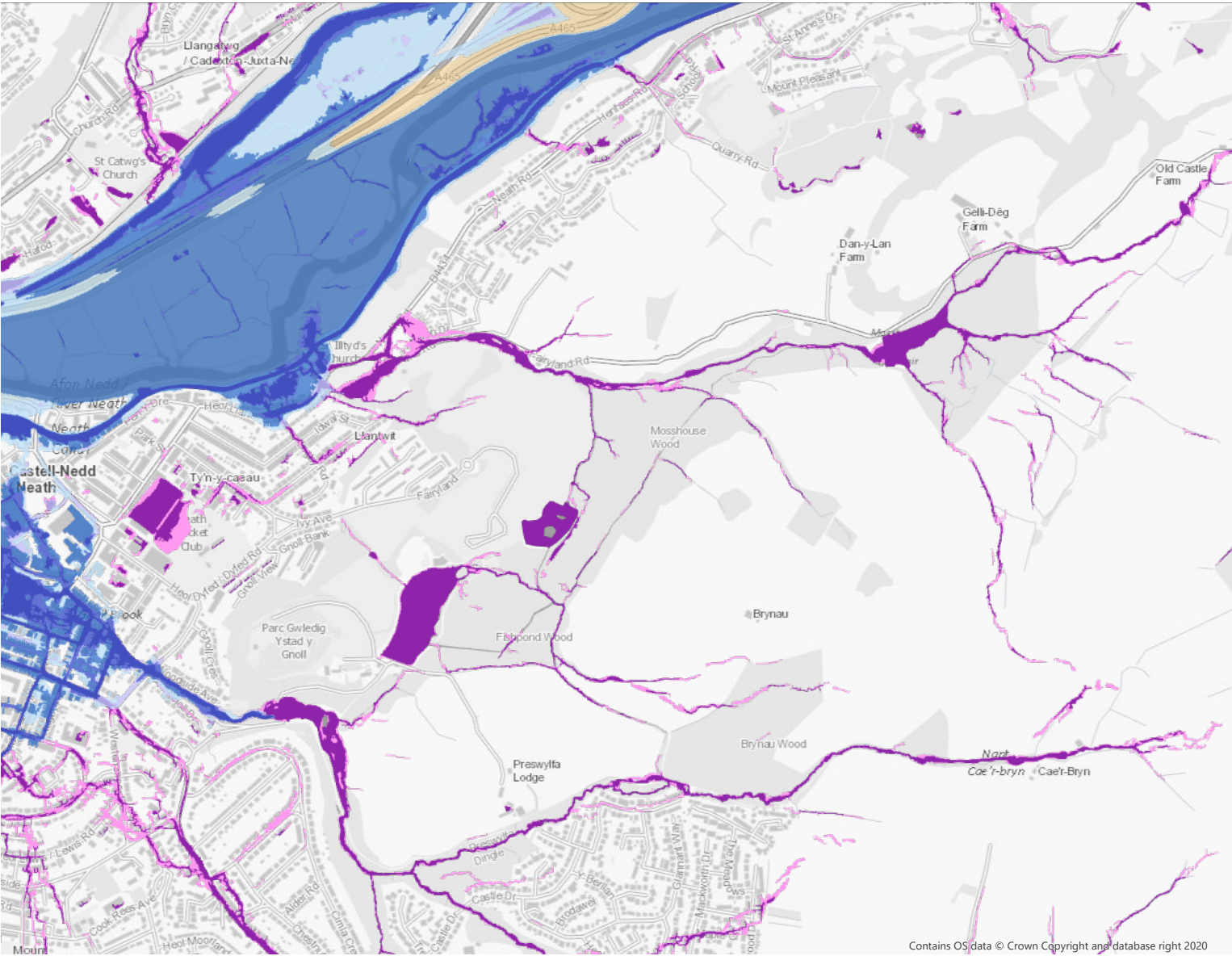
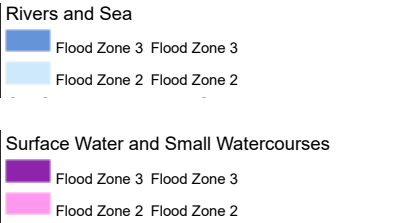


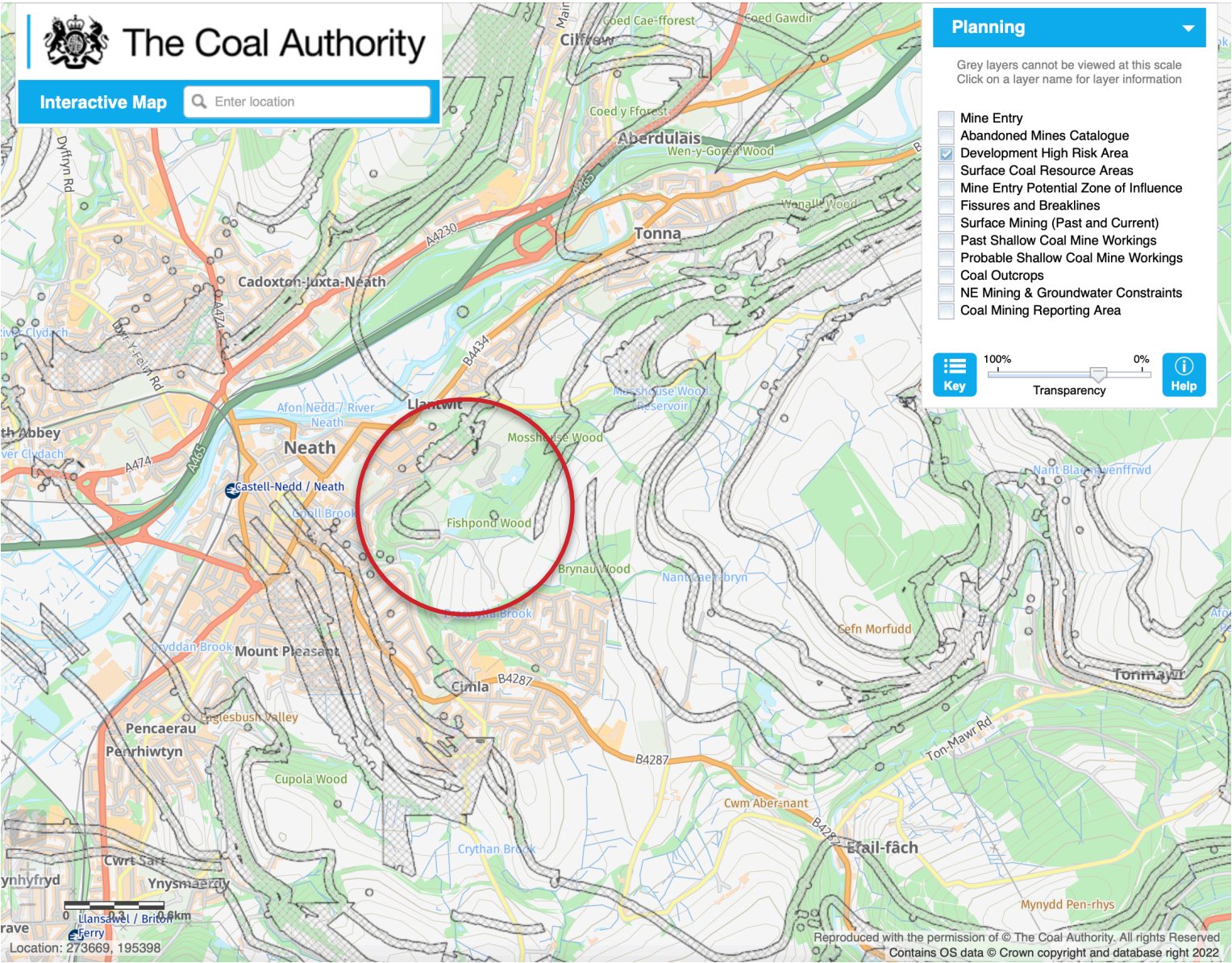


Natural Environment Map (Do not scale) describing surface water flooding on the site



Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. The shading on the map shows the risk of flooding from surface water.

Recorded flood extents for the site suggest that it is not in a flood risk area. Whilst it is considered to be at little or no risk of fluvial or tidal/coastal flooding, it is noted that the small water courses passing through the site determine that parts of the property are in Flood Zones 2 and 3 for surface water and small watercourse flood map planning. This is expected and is limited in extent.



Coal Mining

The site of the kitchen garden is highlighted as a site of high risk for coal mining. In order to understand the true nature of the risk and potential associated costs with the identification, consultation is being held with the National Coal Mining Board as part of the Pre-Application Consultation process being conducted in conjunction with the development of the proposals. It is further noted that all developments in this area are being evolved to largely sit lightly on the ground with the premise that foundation solutions will have a degree of flexibility.

Previous Planning Applications

Reference: N1993/0416

Application Validated: Wednesday 18th August 1993

Proposal: Visitor Centre for information and leisure purposes

Status: Approved.

Reference: N1993/0535

Application Validated: Friday 29th October 1993

Proposal: Visitor Centre

Status: Approved.

Reference: N1994/0436

Application Validated: Wednesday 3rd August 1994

Proposal: Modification to car parking area adj. to first pond as approved on apple. no. 2/3/93//0394/11

Status: Approved

Reference: P1997/0491

Application Validated: Friday 2nd May 1997

Proposal: Renovations and improvements to Pond Cottage

Status: Permitted Development

Reference: P2014/0598

Application Validated: Monday 23rd June 2014

Proposal: Prior notification for demolition of classroom building

Status: Prior notification not required

Reference: P201 7/0312

Application Validated: Friday 19th May 2017

Proposal: Extension to existing children's playground

Status: Approved

Building Control

The Building Regulations set standards for how buildings must be constructed to achieve a minimum level of acceptable performance. At such an early stage of development there are few areas of the requirements that would present a concern or constraint to development, these include;

- Drainage : Proposals will need to consider both foul drainage and surface water drainage. Of particular note is the mandatory requirement for sustainable drainage systems, which should not present an undue concern.
- Access : Approved Document Part M sets out guidance to ensure that people are able to access and use buildings and their facilities. Due to the topography of the site, this should be considered as a key project objective and an Access Strategy developed and monitored throughout the design development process.
- Fire : Fire safety guidance is set out in Approved Document Part B Volume 2 - Buildings other than dwelling houses. Of particular consideration is the nature of escape requirements which should be identified and integrated early in the development of design proposals and the internal and external spread of flame - particularly in its relation to materials such as lightweight claddings and insulation.

Early engagement with the local authority building control or an approved inspector should identify areas of particular consideration and establish a strategy for the management of all areas of the regulations.