

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 7 April 2010

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APPLICATION REF. NO:	10/00015/FUL
STATUTORY DECISION DATE:	1 April 2010
WARD/PARISH:	NORTHGATE
LOCATION:	Garage block Adjoining 31 Pendower Street
DESCRIPTION:	Residential Development comprising 7 No flats and 1 No Studio (Revised Application)
APPLICANT:	Mr T Wilks

APPLICATION AND SITE DESCRIPTION

The application site was previously used for garages but they have all been demolished apart from one single storey storage building adjacent to No 31 Pendower Street. There are areas of concrete hard surfacing within the site. The site measures 0.03hectares and it is bounded by the Cocker Beck to the north and east and to the south and west by the existing dwellings within Pendower Street. The dwellings in Westbrook and their front gardens are located further to the north on the opposite side of the Beck. The site is split into two levels, with a 3metre high retaining wall, running east to west, supporting the higher land level on Pendower Street.

The trees within the application site are not covered by a preservation order but there are trees within the locality, which are covered by Orders dated 1975.

The proposal involves the erection of a residential development comprising seven flats and one studio. It would be constructed over four levels, with a lower ground floor level. This would result in a three-storey building when viewed from Pendower Street and a four-storey building when viewed from Westbrook. A total of four car parking spaces, including one disabled space would be provided within the application site and any other vehicles would be parked on the street. Cycle storage for four cycles would also be provided.

Pendower Street is a cul de sac with a gradual fall in levels from west to east. An apartment development, known as The Deanary has recently been built within Pendower Street to the south east of the application. The surrounding area is predominately residential with a number of the dwellings, mainly in Westbrook, converted to Houses in Multiple Occupation. The application site lies within the Northgate Conservation Area.

PLANNING HISTORY

An application (reference number 09/00616/FUL) for the erection of a residential development comprising seven flats and one studio was WITHDRAWN in November 2009

PLANNING POLICY BACKGROUND

National Planning Guidance

Planning Policy Statement 3 - Housing

Planning Policy Guidance Note 15 – Planning and The Historic Environment

Borough of Darlington Local Plan

Policy E2 – Development Limits

Policy E3 - Protection of Open Land

Policy E11 – Conservation of Trees Woodlands and Hedgerows

Policy E12 – Trees and Development

Policy E14 – Landscaping of Development

Policy E29 – The Setting of New Development

Policy H3 – Locations for New Housing Development

Policy H11 – Design and Layout of New Housing Development;

Policy H17 (Concentrations of Houses in Multiple Occupation)

Policy H18 (Houses in Multiple Occupation in Other Areas)

Policy R1 – Designing For All

Policy R2 – Access for People with Disabilities

Policy T12 – New Development – Road Capacity;

Policy T13 – New Development – Standards;

Policy T24 – Parking & Servicing Requirements for New Developments.

Supplementary Guidance Notes

Design for New Developments

RESULTS OF CONSULTATION AND PUBLICITY

Nineteen letters of objection have been received and the concerns can be summarised as follows:

- *The street already suffers from parking congestion and the proposed development will make this even worse*
- *We have lived in a building site for too long. When The Deanary was built, pile driving caused cracks to appear in the neighbouring dwellings and pavements were cracked by heavy vehicles, which had inadequate access*
- *The flats are completely out of keeping with the local surroundings and unsightly to those living in the area.*
- *They will block out sunlight to those houses it towers over, given its projected height*
- *It will keep sunlight from the wildlife that lives and breeds in the Beck*
- *The site is in a Conservation Area*
- *The parking will be stretched both during the construction period and once the development is completed*

- *The amount of traffic will be increased*
- *The need for more flats is questionable given the large proportion of both The Deanary and Pullman House remains unoccupied. There are also other proposals for further flats in the locality*
- *Additional traffic from the development will create more noise and pollution*
- *The development will result in the overlooking of neighbouring dwellings and also block out sunlight into neighbouring dwellings*
- *I believe the Council has advised against the building of more flats and apartments and we are saturated with them at the moment.*
- *Following pile-driving operations at the Circus Homes site (The Deanary) a number of properties in Pendower Street and Westbrook experienced damage to their homes.*
- *Northgate is one of the wards with the poorest health records in town. This has been attributed to the anti social behaviour, crime and loss of amenity caused by too much overcrowding caused by the saturation by flats and bedsits*
- *Westbrook houses all face west. This means that they receive the sunlight on the front on afternoons and evenings. The building of a large block of flats on the old Parkin Ness site (The Deanary) already acts as a barrier to some of the houses and now it is proposed that a four storey monstrosity will prevent at least Nos 2 – 9 receiving sunlight permanently*
- *The erection of the building contradicts the intentions of the conservation area and will diminish the attraction of the west facing historic buildings as they will be permanently overshadowed and spoil the profile of the whole area*
- *This section of Pendower Street is a cul de sac meaning that the entrance and exit are one and an increase in traffic proposed by this development would create considerable problems*
- *The parking area around this building is inadequate for the needs of the residents of the flats and their visitors*
- *The sinking of foundations for a four storey building would affect the ground water flow into the beck with possible consequences for flooding in surrounding areas*
- *Cocker Beck is currently under pressure from contamination and this proposal would certainly add to this because of an increase in round water alone without the inevitable contaminants due to domestic effluents*
- *The design is not in keeping with the street*
- *Trees would need to be felled within a conservation area*
- *Northgate has the highest density of housing in the Borough already. The density of this project is high and it is overdeveloping a very small of an awkward shape. Three storeys at the front and four at the rear seem too high. Though there are three storey houses opposite, the ground floor of these is essentially a basement. Residents here will be looking onto very high buildings, also perhaps the internal dimensions are pushing the limits of a reasonable inhabitable space*
- *The site is directly opposite Westbrook Villas, which is of great architectural and industrial archaeological interest. There will be no view of it if this development goes ahead and the view from Westbrook onto the development will detract from the residential amenity of residents*
- *The development will threaten biodiversity and wildlife*
- *Flooding is an issue that must be addressed*
- *The 21m-distance requirement will not be met for the houses opposite.*
- *Consideration must be given to construction traffic and access to and from the site*
- *The semi detached dwellings from Nos 25 – 31 are stepped following the fall of the site and the development should follow the same pattern*

- *The developer should make contributions to the immediate area to offset the impact of the development*
- *Too many flats in the area*
- *The sewage system in this area is already overloaded*

Included within the letters of objection are comments from the **Ward Councillor** and the **Westbrook Residents Association**

Consultee Responses

The Environment Agency has raised no objections to the proposed development subject to the imposition of planning conditions relating to flood mitigation measures

Northern Gas Networks has raised no objections to the proposed development

C E Electric UK has raised no objections to the proposed development

Northumbrian Water has no objections to the proposed development

The **Council's Highway Engineer** has raised no highway objections to the proposal subject to the imposition of planning conditions relating to cycle parking, highway improvements to Pendower Street and doors opening over the public highway.

The **Council's Senior Arboricultural Officer** has raised no objections to the proposed development subject to the imposition of a planning condition to secure planting of replacement trees

The **Council's Environmental Health Officer** has raised no objections to the proposed development subject to the imposition of conditions relating to contaminated land and hours of construction, lighting and the submission of a piling risk assessment

PLANNING ISSUES

The main issues to be considered here are whether or not the proposed development is acceptable in the following terms:

- Planning Policy
- Character and Appearance of the Surrounding Area
- Residential Amenity
- Highway Matters
- Impact Upon Trees
- Contaminated Land
- Flooding
- Wildlife Matters

Planning Policy

The application site falls within the development limits of the urban area as defined by Policy E2 (Development Limits) of the Borough of Darlington Local Plan.

Policy H3 (Locations for New Housing Development) states that new housing development will normally be approved with the development limits of the urban area of Darlington and village outlined by the policy. Unless the site is specifically safeguarded for another use or the proposed development does not accord with other development plan policies.

The site is within the Open Land Network defined by Policy E3 (Protection of Open Land). Policy E3 seeks to ensure that any development on areas of Open Land does not have an adverse impact upon the whole of the Open Land Network in the Borough. In this instance, garages occupied the existing site and the hard standing areas remain and therefore it does not contribute to the Open Land Network. The redevelopment of the site for residential purposes would not have an adverse impact upon the Open Land Network within the Borough.

The surrounding area is one, which contains a high concentration of houses in multiple occupation. Policy H17 (Concentrations of Houses in Multiple Occupation) and Policy H18 (Houses in Multiple Occupation in Other Areas) of the Local Plan recognise Westbrook (to the north of the application site) as being a street with a high concentration of such uses and the policies look to prevent further intensification. However, these policies relate to the subdivision of existing dwellings rather than the erection of new flatted developments.

The Tees Valley Strategic Housing Market Assessment (SHMA) was carried out to guide the development of housing and planning policy. The SHMA states that Darlington has relied heavily on flats in recent years and it identifies Darlington Centre, which includes the Northgate Ward, as an area with a high volume of flats and apartments. The report also states that if the Borough is to continue to attract mid/upper income in-migrants to drive the local economy and to ensure there is suitable housing to match local aspirations, then larger 3 plus bed homes will need to be built. In some locations, there will be a need to restrict further apartment development and in all areas, more housing suitable for older people will be needed. The SHMA is a document to support the Local Development Framework and, whilst the findings have been given consideration, it does not carry sufficient weight to justify a refusal of planning permission in this instance.

Planning Policy Statement 3 – Housing, states that, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting the accommodation Requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues.

Officers consider that the development is of a high quality and the site is suitable for housing due to its close links to High Northgate and its good public transport facilities. The development is the reuse of a brownfield site, which is an effective and efficient use of the land. On balance, it is considered that the proposed development is generally in accordance with PPS 3.

The principle of the site being used for residential purposes is considered acceptable and the remainder of the Report will consider the general development control matters.

Character and Appearance of the Surrounding Area

Pendower Street has a gradual fall from west to east and the application site would be located at the eastern end of the street. The dwellings immediately adjacent to the application site are two storey properties and the dwellings on the opposite side are three storeys high with the lower level being a basement area. The Deanery apartment building to the south east of the application site is a three-storey development. The properties are constructed from brickwork and traditional materials.

The proposed development is a contemporary building constructed from a mixture of brick, render and timber cladding. The block has been subdivided into three sections, with the central section, which contains the stairwell, raised above the two remaining sections on both sides and projecting beyond the frontages of the neighbouring dwellings to allow for a raised access to the entrance. The block has a parapet roof with detailed stringcourses.

The block would be sited in the western section of the site, adjacent to the neighbouring dwellings and the remainder would contain the car parking area and external amenity space. It contains seven flats and a Studio on the lower ground floor.

The development has four levels but due to the change of levels within the site it would appear three storeys high when viewed from Pendower Street and four storeys when viewed from Westbrook. The maximum height of the building, when viewed from Pendower Street, would be approximately 10metres, which would be 1.5metres higher than the overall height of the nearest adjacent dwelling, No 31 Pendower Street.

The Council's Urban Design Officer has commented, "*The proposed development complies in most respects with the adopted design of new development SPD. In terms of materials render and cedar cladding is permitted in this area. Three storey buildings are permitted and buildings can either meet the pavement edge or have a small forecourt.*"

The surrounding Northgate Conservation Area has a number of substantial properties that in terms of scale and massing are not dissimilar to the proposed development. It would be inappropriate to mirror the architectural features of the immediate surroundings for a number of reasons but mainly given the location there is no identifiable dominant style, for example the contrast between Westbrook Villas and Pendower Street itself.

The proposed building is contemporary in style and does not attempt to be of traditional construction or detail and as such makes a contrasting intervention that does not seek to compete with the detail and materials of the surroundings.

The ultimate height of the building is a little over those in the immediate vicinity but lies within a tolerance and as such makes an efficient use of the site. The area as a whole, if built at three storeys would yield a very similar density whether as apartments or houses, apartments being the choice of the developer. Overall three-storey development is found in the Conservation Area.

The site is located within the Northgate Conservation Area. The Council's Conservation Officer considers that the overall design of the development has been improved and the proposal will have a neutral impact upon the conservation area, which accords with the requirements of PPG15

It is considered that the overall design of the development, which is contemporary and in contrast to the existing buildings in the street, is acceptable and does not have a negative impact on the Northgate Conservation Area.

Residential Amenity

The proposed building does not significantly project beyond the rear elevation of the adjacent dwellings and therefore it would not have an adverse impact upon them in terms of loss of light. There are no window openings in the western elevation of the new building and the two windows in the side elevation of No 31 Pendower Street, overlooking the site, are not principal openings.

The dwellings on Westbrook to the north are approximately 45metres away but their gardens are located to the front on the opposite side of the Beck. The rear elevation of the building contains principal window openings but it is considered that the overlooking into the gardens, which are heavily landscaped by trees, does not raise significant loss of privacy issues.

The spatial relationship between the new building and the existing dwellings on the opposite side of Pendower Street would not comply with the separation distances contained within the Supplementary Planning Document on New Design but it is no worse than the relationships between the existing dwellings on opposite sides of the street.

A Sun Path Analysis shows that the proposed building would cast the most significant amount of shadow across the gardens of the neighbouring dwellings in the late afternoons from October to February. The extent of overshadowing that would occur in the remaining months is minimal.

It is considered that the new building would not be an overbearing and dominant structure when viewed from the neighbouring dwellings.

The proposed development would not have a significant adverse impact upon the residential amenities of the neighbouring dwellings.

Some of the objector's are concerned over the potential impacts that may occur during the construction period. One of the main concerns relates to the use of piling as the dwellings in the area have been structurally affected when The Deanary building was constructed.

The Local Planning Authority would not generally control the construction period of a development by the imposition of planning conditions however, in this instance, the Council's Environmental Health Officer has recommended the imposition of a planning conditions restricting the hours of construction and to request the submission of a piling risk assessment. Officers support this view, and suitable conditions would be attached to any grant of planning permission.

Highway Matters

There is provision for four off streetcar parking spaces and there is on street parking provision for approximately five vehicles to the east and west of the parking area. The effective parking provision is therefore 1.1 spaces per dwelling. However, the Council's Highways Engineer has raised no objections to the principle of the development, as the flats are only one-bedroom dwellings, close to High Northgate and its good public transport facilities.

The Highways Engineer has requested the imposition of planning conditions relating to cycle parking, highway improvements to Pendower Street and doors opening over the public highway

Impact Upon Trees

The trees within the site are not covered by a tree preservation order. These trees would be removed in order to facilitate the development. There are three further trees outside of the application site, which the applicant's Tree Report recommends be removed due to structural defects, and these are also not covered by a tree preservation order.

The Council's Senior Arboricultural Officer has confirmed that the trees to be removed are not worthy of a tree preservation order and they can be removed, subject to replacement trees being planted, which would be secured by a planning condition. There are further trees to the north of the site, some of which are covered by a preservation order but the Cocker Beck will act as a Root Protection Area for these trees and therefore the development will not have an impact upon them as their will be minimal root tissue present on south side of the Beck.

The influence of tree shading caused by the tree canopies upon the development has been assessed. The Tree Report considers that the effects of tree shade on the proposed development would be considered negligible. The primary trees are located to the north on the opposite side of the Beck therefore all the resulting shade from these trees will be cast northwest to east of their trunks and will be outside the site. There are three particular trees, which will cast a limited amount of shade during the summer months (when in leaf) over part of parking bay number 4 and a section of the external amenity area for a short period early in the morning when the sun first rises. By late morning the shade cast by these trees will be outside the site and will not affect the enjoyment of the site by the residents.

The Council's Senior Arboricultural Officer accepts that the development should not create a reduced level of daylight to the rear elevation of the new building and there would not be a need for any of the trees to be pruned.

Contaminated Land

The application site would be classified as a brownfield site and therefore made ground could be present, which has the potential to be contaminated. The Council's Environmental Health Officer has recommended the imposition of a planning condition relating to contaminated land.

Flooding

The application site is within Flood Zone 2. The Environment Agency have raised no objections to the application provided that:

- Finished lower ground floor levels are set no lower than 41.62m above Ordnance Datum (AOD). (The proposed development would comply with this requirement)
- There must be no storage of materials in the area shown to be at risk from flooding i.e. in the grounds on the northern side of the proposed development adjacent to the Cocker Beck

The Environment Agency are satisfied that the development will not increase the risk of flooding in the locality

Wildlife Matters

The application is not within a designated wildlife zone or Great Crested Newt Protection Area. Nevertheless, the applicant's Tree Report states:

When carrying out tree works it is essential that the contractor or other competent person carries out a specific 'bats in trees risk assessment' which can be obtained from the 'Arboricultural Association' or the 'Bat Conservation Trust' (BCT). If evidence of bats is found work must stop immediately and Natural England Batline contacted (0845 1300 228). A further inspection may well be required by a licensed bat handler or roost visitor.

As with bats the contractor has an obligation to carry out visual checks prior to works. Where possible tree works should be carried out in the period from August to the end of February in order to avoid the bird nesting season.

Furthermore the Environment Agency has stated that the development will only be acceptable if a planning condition is imposed requiring a scheme to protect and manage a buffer zone around the watercourse. Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species

In order to further enhance the biodiversity of a locality, the Council's Supplementary Planning Document on Design for New Development recommends that new developments incorporate habitats enhancement features such as green roofs or bird boxes. It is considered appropriate to attach a planning condition to secure habitat enhancement measures

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The proposed development consists of the erection of a contemporary style building within the Northgate Conservation Area. It is considered that the proposed development does not raise any highway safety or residential amenity issues. The scale and design of the development is considered appropriate and will have a neutral impact on the character and appearance of the Conservation Area. The proposed development would accord with the following national and local planning policies:

National Planning Guidance

Planning Policy Guidance Note 15 – Planning and The Historic Environment

Borough of Darlington Local Plan

Policy E2 – Development Limits

Policy E3 - Protection of Open Land
Policy E11 – Conservation of Trees Woodlands and Hedgerows
Policy E12 – Trees and Development
Policy E14 – Landscaping of Development
Policy E29 – The Setting of New Development
Policy H3 – Locations for New Housing Development
Policy H11 – Design and Layout of New Housing Development;
Policy H17 (Concentrations of Houses in Multiple Occupation)
Policy H18 (Houses in Multiple Occupation in Other Areas)
Policy R1 – Designing For All
Policy R2 – Access for People with Disabilities
Policy T12 – New Development – Road Capacity;
Policy T13 – New Development – Standards;
Policy T24 – Parking & Servicing Requirements for New Developments.

Supplementary Guidance Notes

Design for New Developments

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

1. A3 – Implementation Limit (Three Years)
2. B4 – Details of Materials (Samples)
3. No construction works, including any demolition works shall occur outside the hours of 0800 – 1800 Monday to Friday, 0800 – 1400 on Saturdays and not on Sundays or Bank Holidays without the prior approval of the Local Planning Authority
REASON: In the interests of residential amenity
4. Should piling be required then a piling risk assessment, which includes details of the piling method to be employed, including justification for its choice, means of monitoring vibration and groundwater risk assessment if necessary in accordance with recognised guidance shall be submitted and agreed in writing by the Local Planning Authority. Thereafter the development shall not be carried out otherwise than in accordance with the approved details.
REASON – To safeguard the amenities of the area.
5. Should any external lighting be required then precise details of the lighting, including a Lighting Impact Assessment, shall be submitted and agreed in writing by the Local Planning Authority. Thereafter the development shall not be carried out otherwise than in accordance with the approved details.
REASON – To safeguard the amenities of the area.
6. Notwithstanding the details shown on the approved plans, precise details of a secure cycle parking area shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details
REASON: In order to encourage the use of sustainable modes of transport

7. Notwithstanding the details shown on the approved plans no doors or gates shall open outwards over the public highway
REASON: In the interests of pedestrian and highway safety
8. Notwithstanding the details shown on the approved drawings, precise details of improvements to the highway, including the reinstatement of redundant dropped crossings shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development prior to the commencement of the development. The development shall not be carried out otherwise than in complete accordance with the approved details
REASON: In the interests of pedestrian safety
9. E2 – Landscaping (Submission)
10. E11 – Tree Protection
11. Prior to the commencement of the development, details of a scheme to enhance habitat features on site or in the locality shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details
REASON: In order to enhance the biodiversity of the locality in accordance with Supplementary Planning Document on Design for New Development
12. J2 – Contamination
13. The development hereby permitted shall be carried out in complete accordance with the approved Design & Access Statement and the following mitigation measures:
 - Finished lower ground floor levels are set no lower than 41.62m above Ordnance Datum (AOD).
 - There must be no storage of materials in the area shown to be at risk from flooding i.e. in the grounds on the northern side of the proposed development adjacent to the Cocker BeckREASON: In order to reduce the risk of flooding to the proposed development and future occupants and to ensure that storage of materials will not impede the flow of flood water in times of high flow.
14. Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the watercourse shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:
 - Plans showing the extent and layout of the buffer zone
 - Details of the planting scheme (for example, native species)

Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term

Details of any footpaths, fencing, lighting etc.

REASON: Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

15. B5 – Detailed Drawings (Accordance with Plan)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development consists of the erection of a contemporary style building within the Northgate Conservation Area. It is considered that the proposed development does not raise any highway safety or residential amenity issues. The scale and design of the development is considered appropriate and will have a neutral impact on the character and appearance of the Conservation Area. The proposed development would accord with the following national and local planning policies:

National Planning Guidance

Planning Policy Guidance Note 15 – Planning and The Historic Environment

Borough of Darlington Local Plan

Policy E2 – Development Limits

Policy E3 - Protection of Open Land

Policy E11 – Conservation of Trees Woodlands and Hedgerows

Policy E12 – Trees and Development

Policy E14 – Landscaping of Development

Policy E29 – The Setting of New Development

Policy H3 – Locations for New Housing Development

Policy H11 – Design and Layout of New Housing Development;

Policy H17 (Concentrations of Houses in Multiple Occupation)

Policy H18 (Houses in Multiple Occupation in Other Areas)

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Policy T12 – New Development – Road Capacity;

Policy T13 – New Development – Standards;

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INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED**Highways**

Under the terms of the Water Resources Act 1991, and the Land Drainage Act, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 5 metres of the top of the bank of the Cocker Beck, designated a 'main river'.

Although the development is shown to be above the 1 in 100 year flood outline, as the ground floors are shown to lie within flood zone 2, the developer should consider using flood resilient techniques in the building. i.e. siting of electrical sockets switches at a higher level, the use of airbrick covers and using ceramic tiling on the lower ground floor.