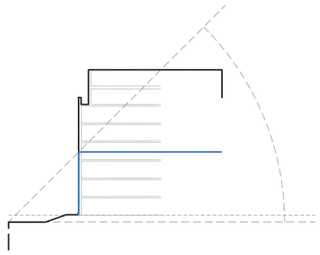
Overview

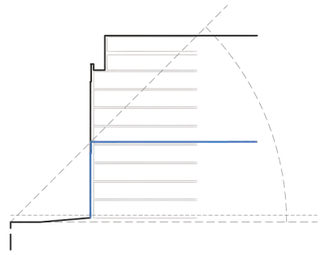
In accordance with NPPF paragraph 180a, significant harm to biodiversity resulting from development should first be avoided, adequately mitigated, or compensated. To demonstrate the impact on development by mitigating the appeal scheme, the EA rule of thumb that development should be set back the same distance from the river as the building is tall (i.e., buildings should sit at the 45deg line from the edge of the watercourse) is used.

The diagrams on this page assess the impact on development by reducing the height of the appeal scheme to the 45deg line discussed above, whilst keeping the same footprint.

Sections



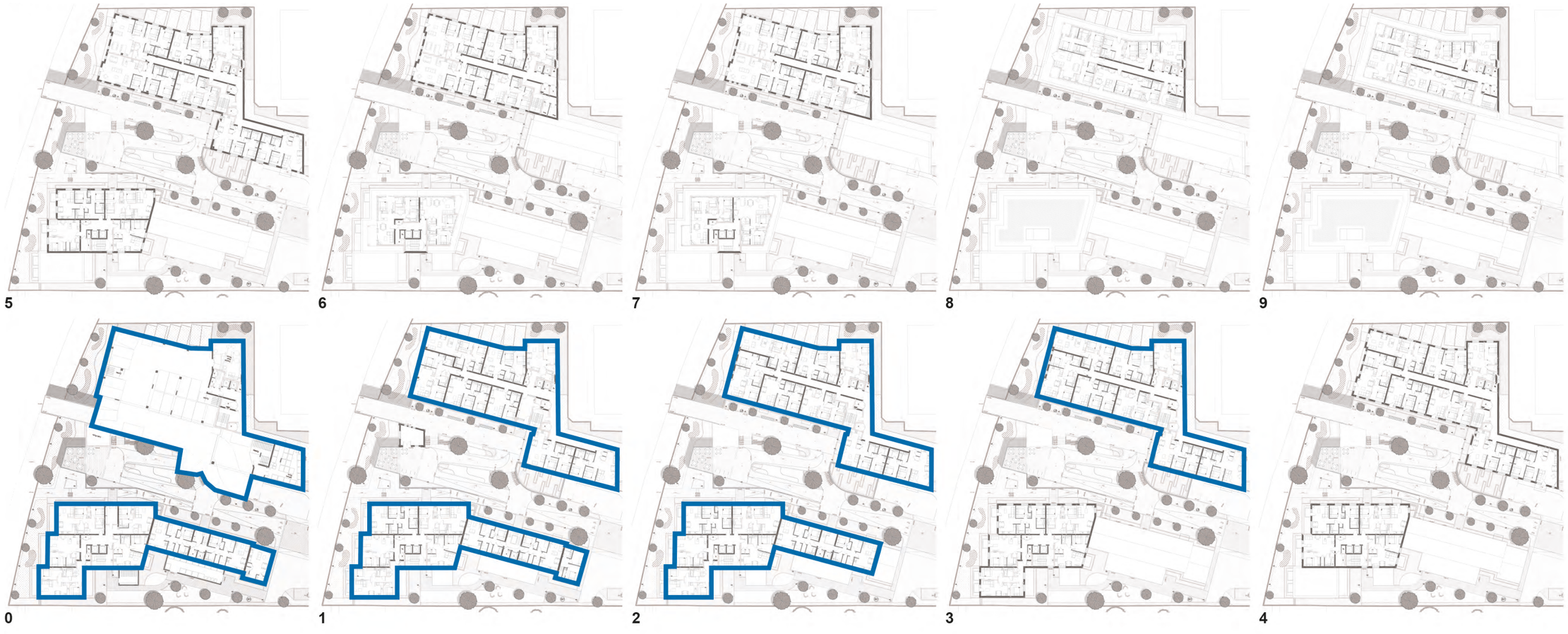
Christchurch Wharf (E)
Building reduced to 3st



Turbine Hall (D)
Building reduced to 4st

Floor	Christ. Wharf	Turbine Hall	Total
9		-3	-3
8		-3	-3
7	-2	-5	-7
6	-2	-5	-7
5	-4	-7	-11
4	-4	-8	-12
3	-5	0	-5
2	0	0	0
1	0	0	0
0	0	0	0
Total	-17	-31	-48

Floor Plans



Loss of Dwellings - Riverside Height Reduction Option
Scale 1:1000 @ A3

Fig. Ap.15. Overleaf. Assessment of the loss of dwellings created by setting the development back and down behind the 45deg line from the edge of the river.