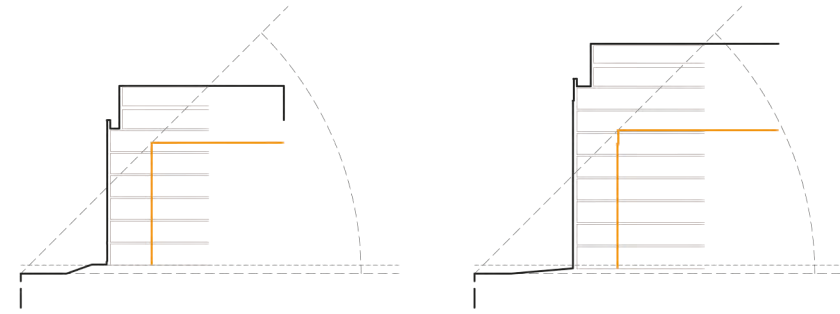


Overview

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 testing a middle ground between setting back and down.

Sections



Christchurch Wharf (E)
Building reduced to 5st and set back 5.9m

Turbine Hall (D)
Building reduced to 6st and set back 5.9m

Floor	Christ. Wharf	Turbine Hall	Total
9		-3	-3
8		-3	-3
7	-2	-5	-7
6	-2	-5	-7
5	-4	-1	-5
4	-2	-1	-3
3	-3	-1	-4
2	-3	-1	-4
1	-3	-1	-4
0	-3	0	-3
Total	-22	-21	-43

Floor Plans

