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Planning Statement (including Design & Access)

In relation to

Full Planning Application
for the

Erection of an agricultural storage building

at

Long Edge House
Pines Lane
Biddulph Park
ST8 7SP

On behalf of

P A & C M Stirk

March 2022

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1.0 Introduction

1.1 Application Overview

1.1.1 This Planning Statement is submitted in support of a full planning application for the erection of a small new agricultural storage building at Long Edge House, Pines Lane, Biddulph Park, ST8 7SP. The application site is owned and managed by Mr & Mrs P Stirk ('The Applicants').

1.1.2 The Applicants occupy approximately 3 acres of pasture land and have a livestock shelter at Long Edge House (approved under SMD/2019/0072), which throughout the year is used to keep 12 ewes plus followers, 1 cow with calf at foot, 3 calves for rearing and up to 50 turkeys for Christmas.

1.1.3 Due to the nature of equipment required to keep, breed and manage the aforementioned livestock, it is considered that a suitable building is required for the general storage of implements and equipment, a tractor & trailer and fodder.

1.1.4 There is an existing agricultural building located at the site which is currently used for livestock shelter. However, due to the small-scale nature of the building, there is no provision for appropriate storage to accommodate the implements and equipment used in connection with the farming enterprise which is highlighted by the level of unsightly outdoor storage.

1.1.5 The proposed building will be constructed from standard agricultural materials and will include concrete panel base walls and Yorkshire Boarding cladding with profile fibre cement sheet roofing. It will sit carefully within the landscape in the context of the agricultural smallholding setting and will be sympathetically landscaped.

1.2 Scope of Planning Application

1.2.1 The scope of this planning application submission comprises the following documents, which should be read in conjunction with this planning statement:

- Application Forms
- Full supporting planning and architectural drawings
- Planning statement (this report)

1.2.2 This report is structured as follows:

- a description of the smallholding;
- the history of activities at Long Edge House;
- the design/external appearance of the building and appropriate access;
- the landscaping and residential amenity of the surrounding area; and
- the requirements of the farming enterprise

1.2.3 In terms of planning policy, this report will contain a review of the applicable national and local policies and an analysis of the planning and technical issues.

2.0 Smallholding Description

2.1 Long Edge House is situated in Biddulph Park within the hamlet of Newtown and is surrounded by a number of neighbouring farms. The location of the application site is on the south side of the holding, therefore benefitting from an appropriate level of hedgerow and distance screening (see Aerial Imagery at **Appendix 1**).

2.2 According to Staffordshire Moorlands District Councils' Local Plan interactive map, it has been noted that the application site lies within the Green Belt. Therefore, the development proposal has been considered within this context to ensure this will not give rise to any harmful impacts within the Green Belt landscape. In any event, buildings for agriculture are an exception to green belt policy.

2.3 Long Edge House has an Agricultural County Parish Holding Number (37/064/0696) and is a registered holding with DEFRA that consists of 3 acres of pasture land used for the keeping of livestock.

2.4 The applicants are committed to farming sustainably and to a high environmental standard, which can be reflected by their current Countryside Stewardship agreement across the holding which requires them to implement a hedgerow planting and native hedgerow tree planting regime to increase the overall biodiversity enhancement of the site. This will complement the dry stone wall repair work which has recently been completed on site to a high quality. Dry stone walls provide bare rock for many species such as lichens, liverworts and mosses. As walls mature, gaps between stones can develop a shallow, nutrient-poor soil, which can then provide opportunities for wildflowers. Dry stone walls can provide a range of microclimates, with south-facing walls providing warm, sunny positions for warmth-loving insects and basking (and hibernating) reptiles.

2.5 There are no other suitable buildings available on site for use by the applicant to store fodder, implements and equipment. The building will be constructed using traditional materials to enable it to preserve and enhance the current landscape.

2.6 The site benefits from existing satisfactory access from the public highway known as Pines Lane and the proposed building will be accessed from a gateway leading from both field parcels SJ9061 7511 and SJ9061 7615.

3.0 The Proposed Building

3.1 Scale

3.1.1 The dimensions of the modest proposed building measure 40ft (12.19m) x 15ft (4.57m) by 10ft (3.05m) to the eaves level with a roof pitch of 9.5 degrees. The 40ft length of the building is proposed to consist of two 15ft bays and one 10ft bay. The total floor area amounts to approximately 600 sq. ft (55.71m²).

3.1.2 Please see the accompanying elevation and floor plans (433-195p 1 to 100 A2) submitted with this application and provided at **Appendix 3**.

3.2 Design and External Appearance

3.2.1 The development will be handled sensitively to respect the visual amenity of the surrounding area and the current setting of the smallholding. The location of the building is set at a lower area of the site and sits well-screened in the rural landscape. Please see the accompanying site plan (ref: 433-195p Site Plan 1 to 500 A3) provided at **Appendix 2**.

3.2.2 The agricultural building will consist of a 1m grey concrete panel wall base on three sides with the remainder of these elevations clad with Yorkshire timber boarding attached to a traditional timber pole framed structure. The roof would be sheeted in Factory coloured Natural Green fibre cement sheets, to match the existing roofing of the adjacent agricultural building. The sheets will be laid in accordance with the manufacturer's specification and a 1m roofing overhang will run along the northern open fronted elevation to help protect fodder from the weather, which is shown in the proposed elevations provided at **Appendix 3**.

3.2.3 The roof pitch is a standard 9.5 degree slope with the front (north) of the building open fronted to allow for ease of movement concerning farm implements, machinery and fodder etc.

3.2.4 Services are available for connection to serve the building and each side would be fitted with a run of 6in HR PVC gutter, complete with the necessary 4in fall pipes.

3.3 Access

3.3.1 Long Edge House is accessed directly off the private highway known as Pines Lane and the proposed building will be accessed from a gateway leading from both field parcels SJ9061 7511 and SJ9061 7615.

3.3.2 This access is considered satisfactory to serve this small-scale development and no improvement works are required as a result.

3.3.3 Please see the accompanying location plan (ref: Location Plan 433-195p 1 to 1250 A3) showing the access point to Long Edge House provided at **Appendix 2**.

3.4 Landscape and residential amenity

3.4.1 The building has been sensitively placed approximately 5m away from the adjacent livestock shelter. There are already trees and a main hedgerow to the south which help to provide landscape screening, plus the Countryside Stewardship agreement which requires the Applicants to plant a new hedgerow boundary directly behind the proposed site which will extend an existing length of mature hedgerow (see landscaping plan).

3.4.2 It is considered that the site is located a sufficient distance away from neighbouring properties not connected with Long Edge House. The building backs onto the applicants' farmland and therefore blends sympathetically with the agricultural nature of the surrounding land and is viewed in the context of the existing smallholding.

3.4.3 The sensitive siting of the building will not give rise to any environmental issues within the vicinity. In addition, it is considered that the erection of a new building directly adjacent to the existing one will have a negligible impact as the height and width dimensions will remain exact. Therefore, it could be perceived as the same existing building whilst providing coverage for various agriculturally related implements and equipment.

3.4.4 Please refer to the accompanying plans provided in the Appendices for further detail. The new native hedge will be a mix of hawthorn, blackthorn and holly, planted in a double staggered row and protected from rabbit damage. In addition, 4 new standard trees will be planted to the south of the proposed building to provide longer term landscaping and wildlife benefits. These will consist of 2 common oak and 2 sycamore which will be protected by timber shelters to prevent livestock damage.

4.0 Agricultural Justification

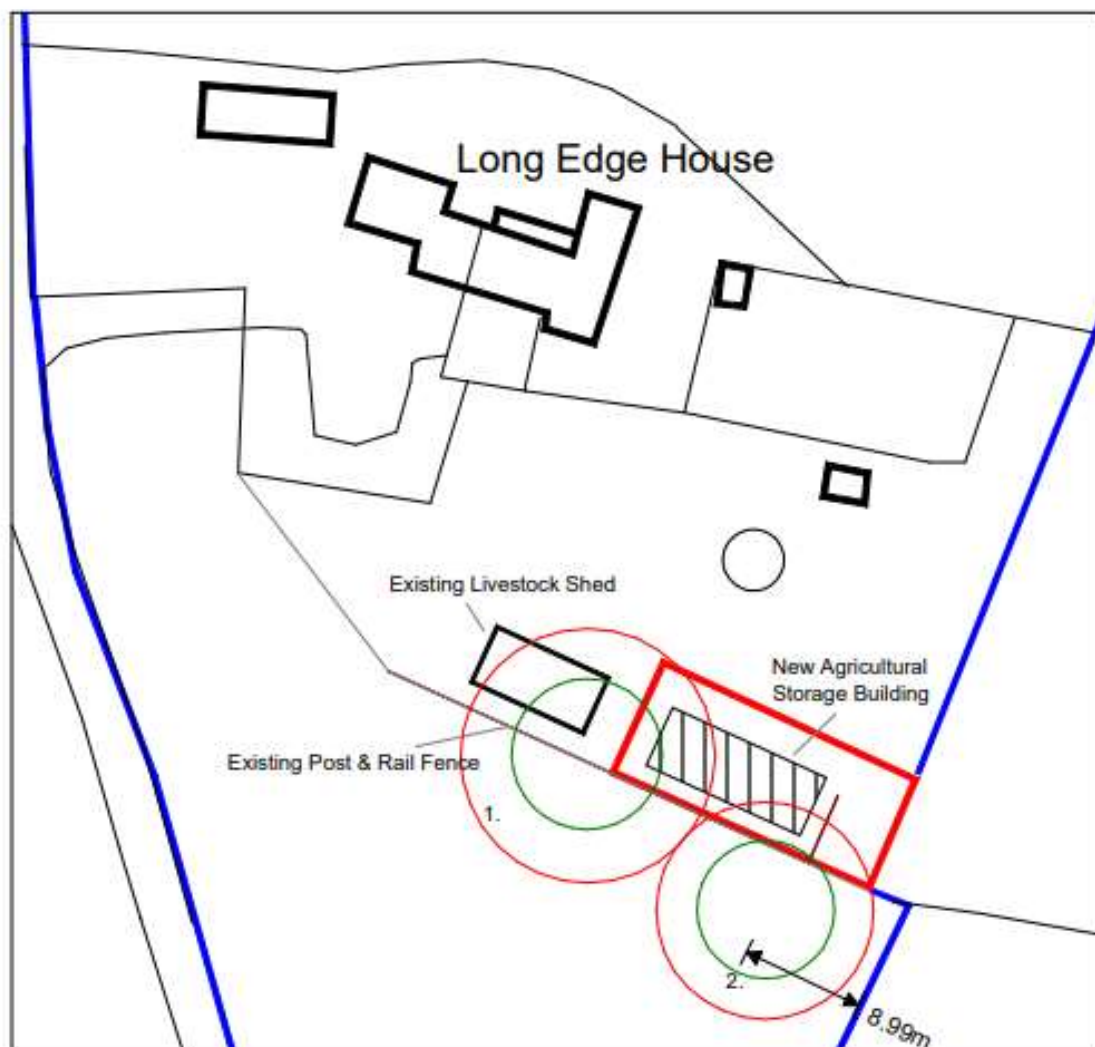
4.1 The agricultural building is required in order to provide sufficient storage for implements, equipment, vehicles, fodder and other feedstuffs associated with the livestock kept at Long Edge House. The existing shed provides some space for a single silage bale, but cannot accommodate a tractor/trailer or larger quantities of dry fodder which is not ideal from a land management perspective. Therefore, this presents a need to provide covered storage which will also ensure that all implements are kept in excellent condition as opposed to being stored outside.

4.2 Storing equipment outside is creating problems in relation to the longevity, maintenance, and operational issues as the machinery and implements are currently exposed to the elements and inclement weather.

4.3 At present, the fodder produced from the holding is wrapped in black plastic and stored outside. This method of production is both costly (in terms of wastage) and requires the use and disposal of black plastic, which conflicts against the principle of sustainability and environmental protection. As part of the applicants plans to reduce the use of farm plastic, a small-scale building is required to store the fodder produced from the holding.

4.4 The proposed building would also house a range of pasture maintenance and management equipment including fencing equipment, chainsaws, fertiliser spreader, small tools and other associated equipment which need to be stored securely. In addition, as theft is a particular issue in the locality, the applicants require a building to provide a secure storage area meaning the items are kept tidy and out of sight.

4.5 It is considered that the above justification presents a need for the development, whilst ensuring that the building is of an appropriate small scale and design in relation to the size of the holding. The site layout plan is shown below in **Figure 1**.



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Figure 1 – Proposed Site Layout (Not To Scale)

5.0 Planning Policy Context

5.1 Introduction

5.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises those local planning documents which have been the subject of examination in public or testing through public inquiry and are adopted having been through the due processes.

5.1.2 The application site falls within the administration boundary of Staffordshire Moorlands District Council and the statutory development plan comprises of the Staffordshire Moorlands District Council Local Plan 2014 - 2033 (Adopted September 2020).

5.1.3 In addition to the statutory Development Plan, applications should also be assessed against the National Planning Policy Framework (NPPF(2021)), which is a material consideration in any determination.

5.2 Statutory Development Plan

Staffordshire Moorlands District Council Local Plan 2014 - 2033 (Adopted September 2020)

5.2.1 This document addresses the key spatial development issues for the area and provides a strategic spatial planning policy framework to determine how the Staffordshire Moorlands district will develop physically up to 2033. Central to all of the policies contained within the Plan is the principle of sustainable development set out in Policies SD1 – SD5.

5.2.2 Key policies of relevance to the proposed farm building at Long Edge House include the following:

Policy SS10 – Other Rural Areas Strategy

Policy SS10 ‘Other Rural Areas Strategy’ covers rural areas within the countryside and the Green Belt outside of the development boundaries of the towns and larger villages and the open countryside. It states that *“these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:*

- *Enabling the limited expansion or development of business for employment uses where a rural location can be justified*
- *Supporting the diversification of existing farm enterprises”*

The proposal supports the diversification of existing agriculture and can only be considered a limited expansion, commensurate with the scale of the existing business. Therefore, the development accords with this policy.

The policy also makes reference to the Green Belt. The site is located within the Green Belt, which is demonstrated on the Local Plan Proposals Map. The supporting text states that *“the Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt.”*

Policy E1 – New Employment Development

Policy E1 of the Local Plan relates to 'New Employment Development' and states that such development will be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Spatial Strategy Policies in SS2, SS3, area strategy policies, and general employment land requirements set out in Policy SS4.

It goes on to state that in general the Council will endeavour to support the expansion of existing businesses and new businesses in the District, and that to support the growth of the economy, the Council will encourage provision for small-scale and start-up businesses.

In this case, the farming business at Long Edge House is a small-scale enterprise and its limited expansion proposal should be supported and encouraged. Indirectly the enterprise also supports jobs in the wider rural economy, including butchers, feed suppliers, fodder suppliers, vets, etc.

Given the current global food market it is essential that more home grown food is produced to help sustain the UK population.

Policy DC1 – Design Considerations

Policy DC1 of the Local Plan relates to 'Design Considerations' and states that new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. It requires that new development should (amongst other criteria):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*
- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;*
- *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;*

In this case, the design and materials of the proposed agricultural building reflects that of the adjacent livestock shelter on site. Therefore, it can be guaranteed that this will not give rise to any adverse impacts on the character and setting of the area.

Policy DC3 – Landscape and Settlement Setting

Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

- *Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;*
- *Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;*
- *Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;*
- *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;*

In this case, the Applicants are in the process of implementing a hedgerow and native hedgerow tree planting regime which is to be positioned to the south of the application site which will increase the biodiversity value of the area as well as the completion of their dry stone wall repair project.

In addition, the siting of the building will not affect the two Sycamore trees located within proximity of the proposed application site. The majority of the rooting areas of the trees are unaffected and the building has been designed to benefit from pit foundations which will ensure that minimal ground disturbance is undertaken. Please refer to the tree plots provided on the site plan at **Appendix 2**.

5.2.3 Taking the above policies into account, it is considered that the proposed development is appropriate in enhancing the rural economy, whilst also safeguarding the surrounding environment and Green Belt. The development relates to agriculture and strongly supports the rural economy.

5.3 National Planning Policy

National Planning Policy Framework (NPPF)

5.3.1 At the heart of the NPPF is a '*presumption in favour of sustainable development*', a '*golden thread*' running through the planning system in the plan-making and decision-taking process. Through the plan-making process local authorities are encouraged to positively seek opportunities to meet the development needs of their area.

5.3.2 The National Planning Policy Framework (revised July 2021) states that planning policies should support economic growth in rural areas and a prosperous rural economy. This will help to create jobs and prosperity. Policies in new Local Plans should support the sustainable growth and expansion of **all types** of business and enterprise, including agricultural development and diversification (see **Appendix 5**).

5.3.3 The proposed agricultural building meets the three key pillars of sustainability: economic, social and environmental. The building meets the guidance set out in the NPPF which states that planning policies should enable well-designed new buildings.

5.3.4 In terms of economic growth the government and Staffordshire Moorlands District Council are committed to securing economic development, with the planning system encouraging sustainable rural advancements. The new farm building will provide a number of economic benefits, including its erection which will create part time employment within the local area. In addition, there are economic benefits for the agricultural business through the ability to provide sufficient storage for items of farm implements and equipment plus facilitating the change from plastic wrapped fodder to stored bales which will cut costs, reduce plastic use and improve the on-site facilities offered by the farming enterprise.

5.3.5 Regarding social benefits, the building will support a local farming enterprise which will have wider social benefits.

5.3.6 From an environmental perspective, the proposed building will benefit from being seen within the context of the existing farm complex and will not appear out of place in this agricultural context; therefore, this is not a greenfield development. It is best practice to locate new farm buildings as close as possible to existing buildings and to use similar traditional materials in order to reduce any potentially harmful impact upon the character and appearance of the countryside (previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice. It can be concluded that the siting of the proposal is acceptable in terms of the impact on the character of the countryside.

5.3.7 With regard to the Green Belt designation of Long Edge House, paragraph 149 of Chapter 13 within the new NPPF sets out the types of development which are not deemed to be inappropriate development in the Green Belt, and therefore acceptable in principle. Exceptions include "(a) *buildings for agriculture and forestry*". This proposal is for an agricultural building and does not conflict with the

purposes of including land within it. As such, it will be noted that as the proposal does not constitute “inappropriate” development and, therefore, it is not necessary for the applicant to prove “very special circumstances” to justify the development.

5.3.8 The site has an Agricultural Holding Number and is a working unit consisting of approximately 3 acres of pasture and fodder land used for the keeping of livestock. As stated above and shown in accompanying plans, the building would be used for general agricultural storage. As such, it is reasonable to consider that this proposal constitutes a ‘building for agriculture’ in line with part (a) to paragraph 145 of the NPPF.

5.3.9 Paragraph 84 of the NPPF is also important in this case and reads:

“Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses”;

5.3.10 Overall, the proposed farm building aligns with national planning policy through promoting a sustainably located scheme on an existing unit. The farm has good access to the wider road network and would deliver economic, social and environmental benefits to the site and the wider Staffordshire Moorlands area as a whole, in line with national policy objectives. There is strong policy support for the proposal.

6.0 Planning and Technical Assessment

6.1 The proposed development seeks permission for the erection of an agricultural storage building. We have assessed the location of the site and the principal constraints that may relate to it.

The assessment has confirmed the following:

- The location of the building falls outside the notified Flood Zones (2 & 3)
- No rights of way exist across the site
- The site does not fall within any areas of historic interest.
- There are no records of any Tree Preservation Orders on the site
- The site is located in the Green Belt

6.2 A flood risk assessment is not required. The site falls within Flood Zone 1 and as such the land is not at risk of fluvial flooding. To demonstrate the site is located in Flood Zone 1 we have provided a flood risk plan at **Appendix 6**. Drainage of the building would go to the existing field drainage network.

6.3 The principle of the development is acceptable. The scheme is for the erection of a farm building on an existing agricultural unit. The application accords with the local plan and the NPPF and thus planning permission should be granted without delay.

6.4 Local amenity – the amenity of local residents will not be adversely affected. The farm already exists and supports livestock rearing. The proposed use of the new building is for general storage in association with the farming enterprise on site, which will help to maintain the sustainability of the agricultural unit.

6.5 Ecology and biodiversity – the NPPF contains a series of policies relating to the natural environment. The application site currently consists of an existing outdoor storage area, some grassland of generally low ecological interest. Opportunities for wildlife on the site are considered to be limited,

but this will be enhanced once the proposed hedgerow and native hedgerow tree planting regime is complete. The new building will not affect any existing habitats such as the two Sycamore trees positioned near to the building, however, the footprint of the proposed building will not interfere with the roof protection radius of either tree and careful pit foundations will ensure tree rooting area is avoided (Please see site plan at **Appendix 2**).

6.6 Ground conditions – as previously mentioned, the site consists of an area of farmland currently down to grass and general outdoor storage of farm implements, etc. Ground conditions are entirely suitable for the construction of a new agricultural building. The land is free draining and does not flood.

6.7 Highways and access – the site is part of an existing smallholding with an existing access point off Pines Lane. The farm building will not create large volumes of traffic movements due to the nature of existing enterprises already operating on site.

6.8 Visual impact – the application site and surrounding farmsteads already support the nature and appearance of an agricultural building. The building will be constructed of materials typical to local farms and will blend into the landscape, whilst having no harmful impact upon the character and appearance of the Green Belt. It is placed within the context of an existing agricultural smallholding and will provide the illusion that it is part of the existing building due to the proposed heights and widths to be identical.

6.9 There is already visual impact due to the need to store materials, implements, feed, trailers, etc. outside. The new building will enable these products to be stored undercover within the building which will have wider landscape and farming benefits.

7.0 Conclusions

7.1 Summary and Conclusions

7.1.1 This planning statement has been prepared to support a planning application for the erection of a new agricultural storage building at Long Edge House. The scale and design of the building is shown at **Appendix 3**. The building is required to provide covered storage of farming implements and equipment and machinery whilst also removing the need to produce plastic wrapped fodder and provide dry storage for hay and straw.

7.1.2 Planning legislation requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration and fully supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

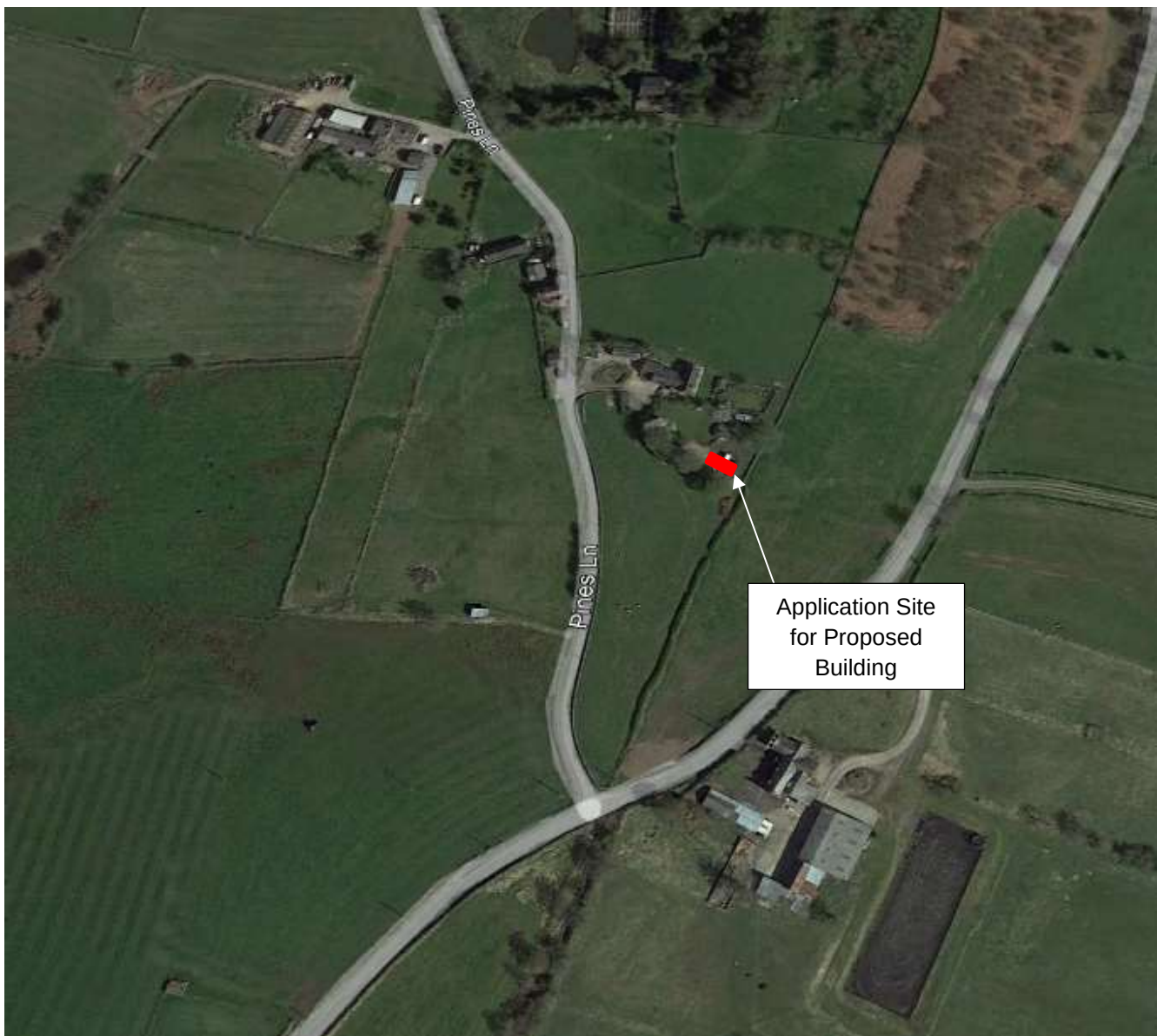
- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;

7.1.3 The proposed scheme at Long Edge House satisfies these aims and meets the policy guidance set out in the Plan for Staffordshire Moorlands District Council. The proposed small scale development will utilise the existing farm access and will complement the existing livestock building and help to maintain a sustainable small-scale farming enterprise on this established unit.

7.1.4 This statement and the supporting plans and information demonstrate that the application positively meets the Staffordshire Moorlands development plan as well as national planning objectives and is a sustainable development. Therefore, the applicants respectfully seek permission for this development, subject to appropriate and reasonable conditions.

Appendices

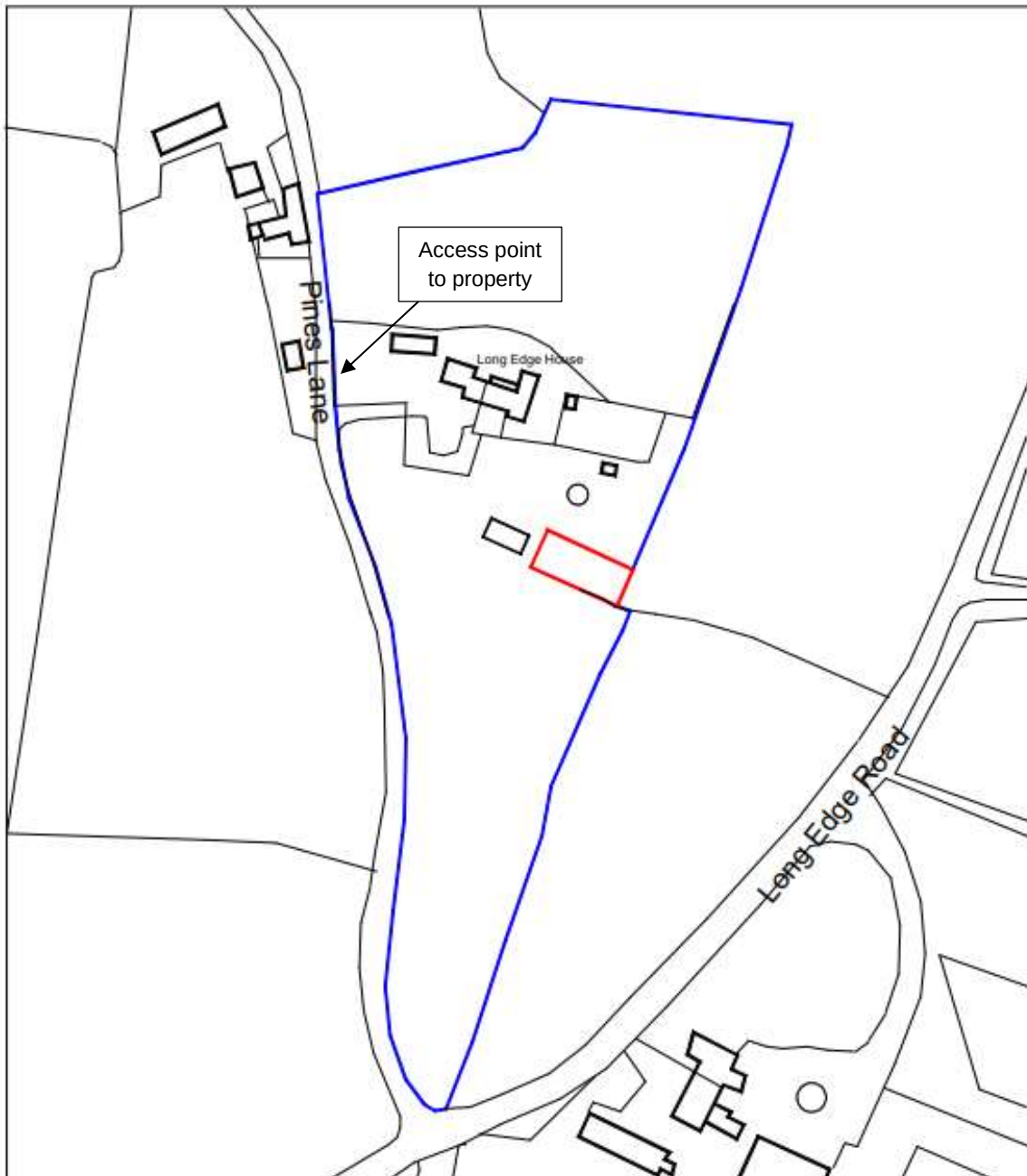
1) Aerial Image of Site



(Not to Scale)

2) Location & Site Plans

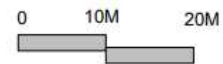
(i) Location Plan



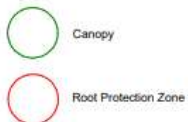
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(Not to Scale)

(ii) Proposed Site Plan



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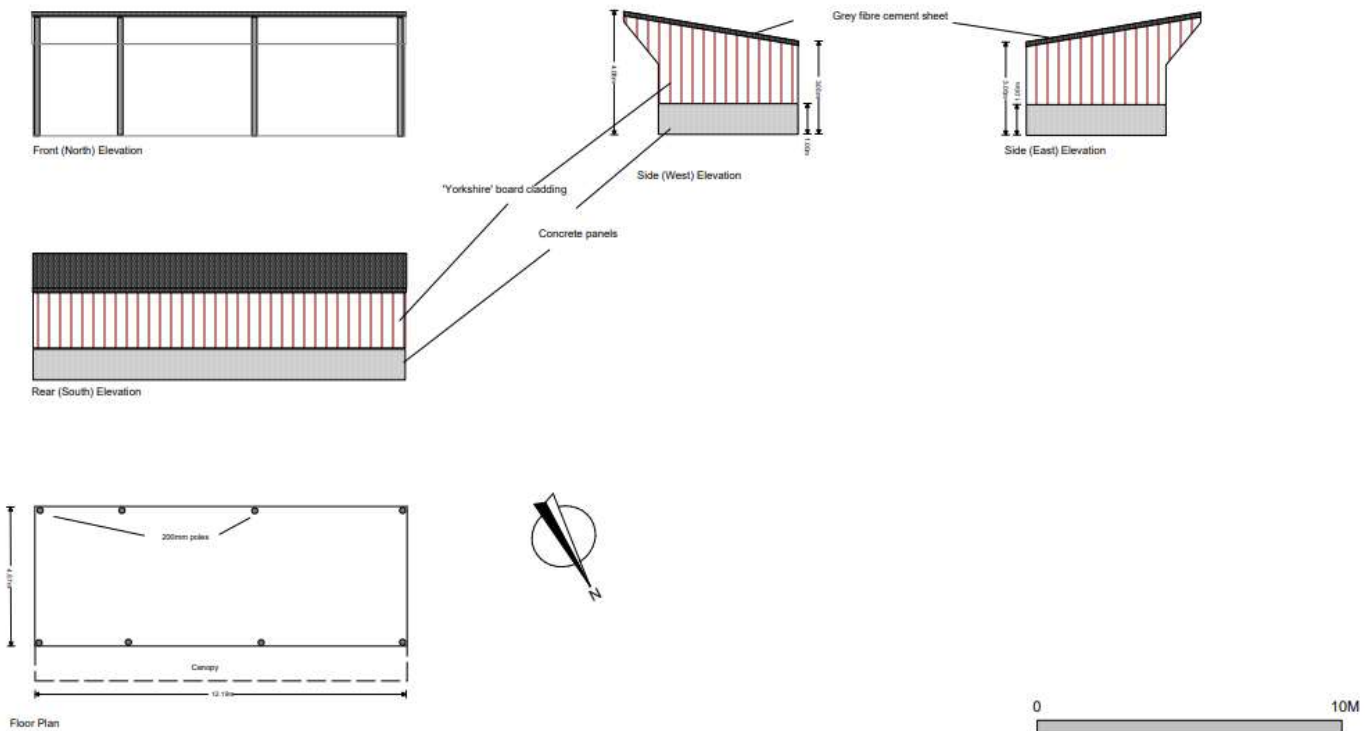


New Agricultural Storage Building
Site Plan 390759, 361102.
Long Edge House, Pines lane,
Biddulph Park, Biddulph, ST8 7SP.
Scale 1 to 500
Date March 2022
433-195p Site Plan 1 to 500 A3



(Not to Scale)

3) Elevations and Floor Plan for New Livestock Building



New Agricultural Storage Building
Long Edge House, Pines lane,
Biddulph Park, Biddulph, ST8 7SP.
Scale 1 to 100
Date March 2022
433-195p 1 to 100 A2



(Not to Scale)

4) Staffordshire Moorlands District Council - Policy Information

Policy SS 10

Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

2. Sustain the rural economy by:

- Enabling the limited expansion or development of business for employment uses where a rural location can be justified
- Supporting the diversification of existing farm enterprises

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

5) National Planning Policy

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- a) buildings for agriculture and forestry;

6) Site Photographs



1. Existing Storage & Proposed Application Site



1. Existing Storage & Proposed Application Site



2. Existing Livestock Building



3. Existing Livestock Building

7) Flood Risk Assessment Plan & Report



Flood map for planning

Your reference	Location (easting/northing)	Created
ST8 7SP	390769/361100	7 Mar 2022 15:44

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

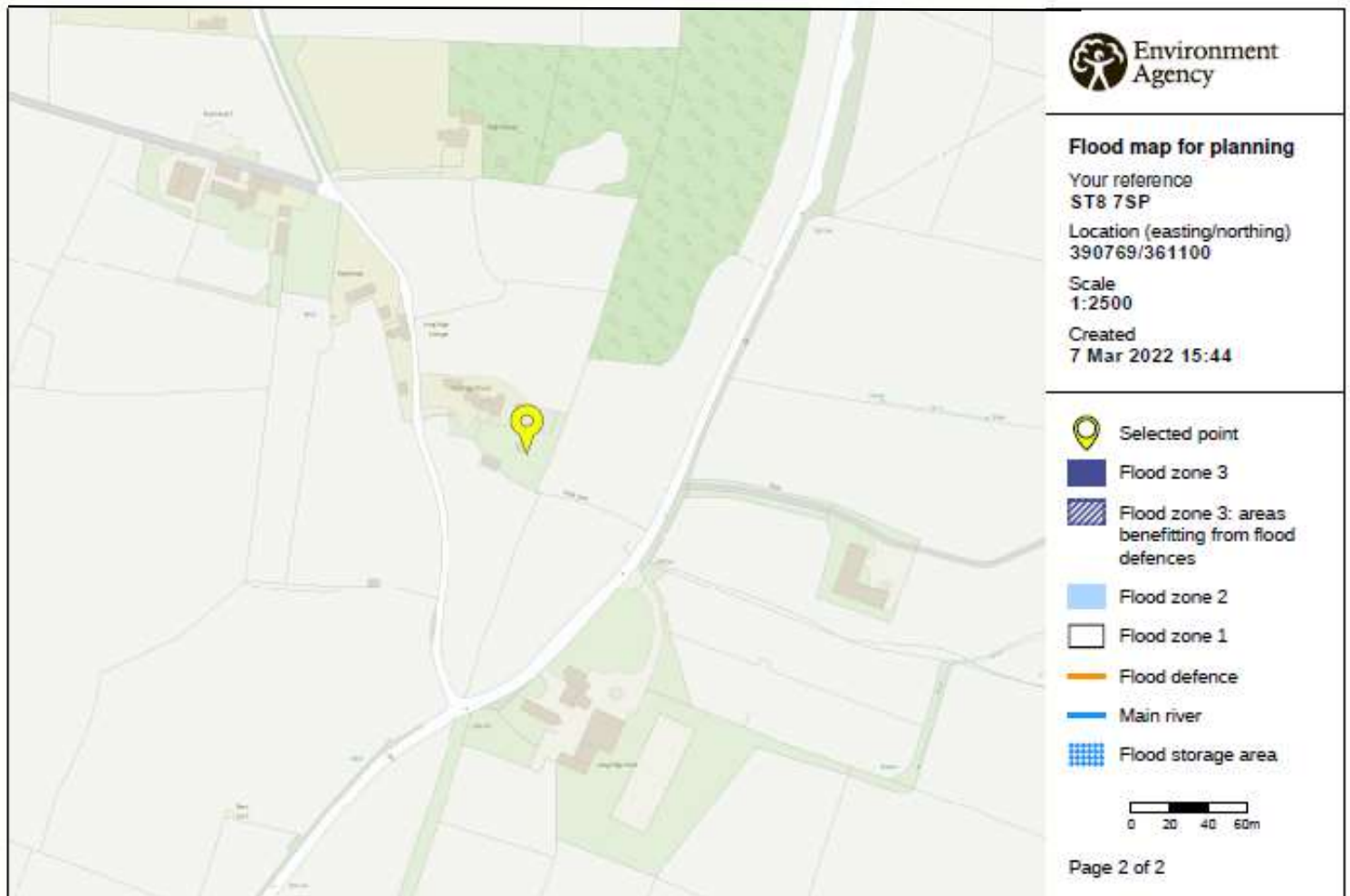
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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