

REFERENCE NO 20/500269/FULL		
APPLICATION PROPOSAL Erection of 1no. 4 bedroom detached dwelling with associated amenity (Resubmission of 19/503872/FULL).		
ADDRESS Land South of South Cottage High Street Staplehurst Kent TN12 0BH		
RECOMMENDATION Grant Planning Permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal has overcome the reasons for refusal of the previous schemes. The proposal for a single dwelling of an appropriate scale and siting would now on balance, result in a form of development that would have an acceptable impact on the setting of the neighbouring listed buildings and the conservation area. As such, the proposal is acceptable with regards to the relevant provisions of the development plan, the NPPF and all other material considerations and there are no material considerations that would indicate a refusal of planning permission.		
REASON FOR REFERRAL TO COMMITTEE Staplehurst parish Council have objected to the proposal and referred it to committee based on the lack of parking provision and because the proposed design and materials are unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets. The difference in level between the highway and the property would make construction access very difficult and block the path on which many people, including those with limited mobility, relied.		
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Mr Nigel Senington AGENT Kent Design Studio Ltd
TARGET DECISION DATE 06/04/21		PUBLICITY EXPIRY DATE 04/03/20

RELEVANT PLANNING HISTORY

15/506419/FULL - Erection of a pair of semi-detached houses. Refused and dismissed at appeal 29.10.2015

The Inspector concluded that *'the scheme would result in harm to the setting of adjoining listed buildings (North and South Cottages and Nos 1 & 2 Little Loddenden) and it would fail to either preserve or enhance the character of the Staplehurst Conservation Area. The proposals would fail to protect or enhance the historic environment.'*

14/0791 - An application for the erection of 2 two-bedroom houses. Refused 29.08.2014

01/0350 - Erection of 2 no. Detached dwellings with integral double garage. Refused 30.04.2001

01/0293 - Erection of 1 no. Detached dwelling with integral double garage. Refused 09.05.2001

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site relates to a parcel of land (approximately 20m x 27m) on the east side of the High Street in the centre of Staplehurst. The site does not have vehicular access onto the main road, which is set at a higher level, and there is pavement and grassed bank between.
- 1.02 There are Grade II listed houses immediately to the north and south and mature trees within the grounds of Loddenden Manor, a Grade 11* listed building to the east. The site falls within the Staplehurst Conservation Area. The site comprises open grassland and the site is open to the pavement at the front. The remaining three boundaries of the site are all enclosed with close board timber fencing.

2. PROPOSAL

- 2.01 Permission is sought for the erection of a single dwelling (three most recent applications were for two dwellings).
- 2.02 The dwelling is set back approx. 6m from the front boundary and set approx. 4.8m within the plot from the northern boundary, and approx. 4.4m from the southern boundary. The dwelling would sit approx. 9.5m from the flank elevation of South Cottage, and approx. 9m from the flank elevation of Little Loddenden.
- 2.02 The dwelling is 2 storeys in height, with traditional development approach of brick and facing tile facades, clay pitched roofs and traditional details such as club tiles and a chimney. The main roof is pitched with a gable to one side and a catslide to the other.
- 2.03 The existing mature trees to the eastern boundary at the rear of the site are retained with additional planting along the principal elevation towards the High Street.
- 2.04 The site shows a pedestrian access to the front of the dwelling, with no on site parking provided.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017 SS1, SP5, SP10, SP18, DM1, DM4, DM23
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Staplehurst Neighbourhood Plan 2016 (as updated June 2020): PW4

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 12 representations received from local residents raising the following (summarised) issues:
- A new build between two Grade II cottages is unacceptable and would cause harm to the heritage assets.
 - The proposed dwelling would be aesthetically as well as practically objectionable and out of place and would significantly detract from the character of the immediate surroundings.
 - The changes to the previous refusals are immaterial
 - The proposed house would significantly reduce the natural light to, and overlook the neighbouring property.
 - There are Great Crested Newts in the area and they may be affected by building works.
 - Parking provision is insufficient and would affect that available for local businesses.
 - The site is considerably lower than the road.
 - Traffic the proposal would generate and impact on highway safety
 - Loss of trees and important landscape features.
 - The social and economic benefits of the proposal are small.
 - The building works necessary would impact the flow of traffic through the village.
 - There is no room on either the site for which the new-build is proposed, nor the surrounding area to support building work of any kind - the site is lower than the pedestrian pathway and the A229 roadway, and so access ramps would need to be introduced, thereby blocking the pedestrian access to the central amenities of the village.
 - The footpath is heavily used by the village residents in all directions, particularly mothers with pushchairs and prams, and by the inhabitants of the Leonard

Cheshire Home a few hundred yards beyond the proposed site, whose wheelchairs and mobility devices rely heavily on this footpath.

Staplehurst Parish Council

- 4.02 Object to the application and recommend refusal and referral to the planning committee if officers are minded to approve. The objections to the previous application 19/503872 applied equally to the new application.
- 4.03 Parking provision contravened the standards set out in Local Plan policy DM23. They contested the availability of parking courts and rentable garages and commented on the parking restrictions that applied in the immediate area.
- 4.04 Highlighted as incorrect the statement about the presence of a NatWest bank and coffee shop at the Parade.
- 4.05 Councillors endorsed the objections raised by the Conservation Officer, commenting that the proposed design and materials were unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan policy DM4 and Staplehurst Neighbourhood Plan policy PW4.
- 4.06 Councillors agreed to resubmit photographic evidence of the difference in level between the highway and the property, which would make construction access very difficult and block the path on which many people, including those with limited mobility,

5. CONSULTATIONS

Conservation Officer

- 5.01 No objection subject to planning conditions.
- 5.02 The scale and character of the proposed house has responded to earlier objections and advice and is now more modest and appropriate to its context. In my view it would not overly detract from or dominate the adjacent listed buildings, and the slight set back would allow for views to their respective end elevations.
- 5.03 *I note that the application form proposes closed boarded fencing to the boundary, although the plans suggest hedges at the perimeter of the site. Close boarded fencing to the front boundary would be particularly inappropriate in this location, and I would encourage the inclusion of trees, shrubs or landscaping to soften the impact of the house in the conservation area.*
- 5.04 *To ensure the quality of the proposed building is upheld I recommend the details of external materials, doors, windows and boundary treatments are conditioned.'*

Kent Highways

- 5.05 No objection
- 5.06 *The proposal does not offer any off-street parking space. However, due to parking restrictions on the A229 and the fact that the additional demand for parking spaces is minimal, there is no anticipated highway safety issue.*
- 5.07 *Furthermore, the site is located in a sustainable location with good access to public transport links and local amenities. Having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.'*

Environmental Protection

- 5.08 No objections subject to the imposition of conditions.

Kent Archaeologist

- 5.09 No objection subject to the imposition of conditions.

Kent Ecology

- 5.10 No objection subject to planning conditions.
- 5.11 There is a known population of Great Crested Newts (GCN) which exists close to the development site and could potentially commute and forage within the site. *'However, as stated within the updated ecology report (and corroborated with imagery available to us), the site is maintained to the point where it is unlikely that any potential habitat for GCN exists. We stress that the site must continue to be maintained, i.e. regularly mown, until development works commence (should planning permission be granted)*
- 5.12 *In alignment with paragraph 175 of the National Planning Policy Framework 2019, the implementation of enhancements for biodiversity should be encouraged. We note that the landscaping plan features native hedging and trees, which are supportive of. We advise that, for the scale and type of development, the provision of native vegetation is sufficient to entail ecological enhancements. As such, we advise that the current landscaping proposals are secured via an attached condition should planning permission be granted.'*

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
- Principle of development
 - Visual and heritage impacts
 - Amenity impact
 - Highways and parking impact
 - Ecology

Principle of Development

- 6.02 Paragraph 10 and 11 of the NPPF sets out that at the heart of the document is the presumption in favour of sustainable development and for decision making this means approving development proposals that accord with the development plan without delay.
- 6.03 Policy SS1 of the local plan states that outside of the town centre and urban area, rural service centres are considered the most sustainable settlements in the Maidstone settlement hierarchy. For the purposes of the Local Plan, Staplehurst is a rural service centre. Policy SP5 and SP10 provide that minor residential infilling in such locations is acceptable.
- 6.04 The broad principle of development is therefore acceptable subject to the detailed impacts of the proposal.

Visual and Heritage Impact

- 6.05 Paragraph 124 of the NPPF states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'
- 6.06 Local Plan Policy DM1 seeks to achieve high quality design in all development proposals, and to achieve this, the Council expects proposals to positively respond to, and where appropriate enhance the character of their surroundings. Proposals should respect the topography of a site. Landscaping and boundaries should be used to help assimilate development in a manner which respects the local and natural character of the area.

- 6.07 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets, and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.
- 6.08 The National Planning Policy Framework (paragraph 192-193) states:
'In determining applications, local planning authorities should take account of:
a) desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) desirability of new development making positive contribution to local character and distinctiveness.
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'
- 6.09 The planning (Listed Buildings and Conservations Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Act places a duty on local planning authorities in making its decisions to pay special attention to the desirability or preserving or enhancing the character or appearance of conservations areas.
- 6.10 Paragraph 195 of the NPPF states that *'where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use'
- 6.11 Permission has been refused a number of times for the development of the site owing to the excessive size of the proposals – mostly for two dwellings - and their impact on the setting of the adjacent listed buildings and the character and appearance of the conservation area.
- 6.12 In consideration of the most recent refusal, the Inspector observed that the site provides a gap between the listed buildings and allows views of their flank walls and that the view from the footway is important as it allows the scale and form of the building to be fully appreciated. The gap also allows the relationship between these two buildings, and the grounds of the manor house behind, to be appreciated. This aspect of their setting contributes positively to their historic value.
- 6.13 The Planning Inspector acknowledged that the current views of these buildings had probably only been opened up since the appeal site was cleared of all vegetation. This clearing of vegetation has enhanced the value of the appeal site in relation to the setting of the buildings.

- 6.14 The Planning Inspector concluded that the appeal proposal would have resulted in the loss of public views of the listed buildings and would remove the visual link between them. They would no longer appear as part of a cluster of buildings/grounds of similar age. This would be very harmful to the setting of these designated heritage assets. By developing the gap between them, and substantially reducing their visibility, their importance in the street scene would be diminished. The setting, therefore, makes a positive and important contribution to the significance of the heritage assets.
- 6.15 In comparison to the refused scheme, the proposal has been reduced in scale from a pair of semi detached dwellings to a single dwelling and has been set back from the front boundary of the site. In addition, the use of a catslide roof opens up the views to the rear of the site. This increases the gaps, and the appearance of space to the side of the proposed dwelling way from the listed buildings and further reveals the vegetation to the rear of the site, in addition to maintaining views of the side elevations of the adjacent listed buildings as deemed important by the Inspector. Elevational changes have been made to the proposal which respond more positively to the neighbouring buildings.
- 6.16 The combined impact of these changes is a reduced impact on the setting of the neighbouring listed buildings. In this regard, and given the public benefit of the addition of a building within the settlement of Staplehurst, the heritage impact of the proposal would be acceptable.
- 6.17 The significance of the Staplehurst Conservation Area includes its historic heart which comprises a tightly knit collection of buildings of various ages. In the centre the buildings are close to one another and to the footways, giving a strongly built-up character with limited gaps. Further north, where the appeal site lies, the built form becomes less dominant. Close to the road there are hedges and other planting within the grounds of buildings. The buildings are generally set back from the road and the gaps between them allow views through. In respect of the appeal site, the gap allows views of the mature trees to the rear.
- 6.18 The buildings on the opposite side of the road to the appeal site lie outside the conservation area. There are shops and other commercial units, with flats above, set behind car parking, planting and a sitting out area. The sitting out area, with benches, is adjacent to the footway and is almost directly opposite the appeal site. Being at a higher level, it has views of the site and, in particular, the listed building to the north. While this parade continues the retail element from the village centre, its layout, set back from the High Street and planting makes for a suitable transition between the centre and the less dense development to the north in which the planting dominates.
- 6.19 The application site comprises an undeveloped gap. It is sited below road level and is set back from the road. As considered previously by the Inspector, the site has a stark, open appearance. The sites cleared state, lacking any planting save the stumps of some frontage trees, is out of keeping with the established appearance of the area where most plots have either buildings, planting or hedges close to the footways.
- 6.20 The infilling of the plot with a single dwelling, (rather than the previously proposed and contrived pair of semi detached houses), is now of an appropriate design, scale and siting and would address the stark appearance of the site, and would be appropriate within the conservation area. The set back of the building, along with the use of appropriate materials, and its detailed design and scale would preserve the character and appearance of the conservation area.
- 6.21 In response to comments from the conservation officer about inappropriateness of closed boarded fencing which was proposed to the front boundary, a revised plan

has been submitted which instead shows the inclusion of landscaping as an alternative to soften the impact of the house in the conservation area.

- 6.22 In this instance, given the reduction in scale of the built form, the use of appropriate materials and design, its set back from both the road and the front building line of the adjacent listed buildings, along with the use of a catslide roof form which reveals the tree belt to the rear of the site, it is considered that the proposal would cause less than substantial harm to the character and appearance of the conservation area.

Amenity

- 6.23 Policy DM1 of the local plan states that proposals should respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties
- 6.24 Owing to the location, design, siting and orientation of the development, it is considered the building would not cause harm to the amenity or outlook of any nearby dwellings. The proposal would provide an adequate standard of living accommodation for future occupiers.

Highways

- 6.25 Policy DM1 of the local plan states that proposals should safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access, and provide adequate vehicular and cycle parking to meet adopted council standards.
- 6.26 As per the 2014 decision, the single dwelling would not have any off-road parking and would be likely to generate a need for parking. Parking is likely to occur on unrestricted lengths of highway. It is not considered that this will be to the detriment of highway safety. As such no objection is raised on highway grounds.

Ecology

- 6.27 A Preliminary Ecological Appraisal (PEA) was completed to inform the previous planning application (Reference 15/506419 FULL) for two semi-detached dwelling houses. This identified that no further protected species surveys were necessary apart from a recommendation for environmental DNA sampling to determine presence/ likely absence of Great Crested Newts (GCN) in a pond close to the eastern boundary of the site.
- 6.28 The planning application was not successful due to unrelated non-ecological issues. The application is accompanied by this PEA, which has lapsed in the intervening period. Additional information has been submitted from its author who was commissioned to update it accordingly.
- 6.29 This confirms that a repeat site visit was undertaken on the 4th July 2019 to determine whether the baseline ecological conditions have changed since the original survey in 2015, and it serves to update the original PEA.
- 6.30 It confirms that the site lacks any features with potential to support resting great crested newts and there appears to be very little change in the ecological condition of the site, although the grass sward appears to have developed a more even coverage over the original bare ground.
- 6.31 It concludes that it is highly unlikely that the site would support great crested newts, despite the presence of a pond nearby and pre-existing records for great

crested newts in the local area. This is due to a lack of suitable resting places, cover and protection. Great crested newts are highly unlikely to be impacted by the proposed redevelopment of this site and further surveys for great crested newts are unnecessary.

- 6.32 Kent Ecology Have advised that the provision of native vegetation is sufficient to entail ecological enhancements. As such, they advise that the current landscaping proposals are secured via an attached condition should planning permission be granted.

Other Matters

- 6.33 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

- 6.34 Numerous objections have been received about the impact of construction works on the locality. While this is not a material justification for refusal of the proposal, it can be addressed through the imposition of a condition regarding construction impact.

PUBLIC SECTOR EQUALITY DUTY

- 6.35 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The proposal has overcome the reasons for refusal of the previous schemes. The proposal for a single dwelling and of an appropriate scale and siting would now on balance, result in a form of development that would have an acceptable impact on the setting of the neighboring listed buildings and the conservation area. As such, the proposal is acceptable with regards to the relevant provisions of the development Plan, the NPPF and all other material considerations such as are relevant; and there are no material considerations that would indicate a refusal of planning permission.
- 7.02 It is therefore recommended that planning permission is granted.

8. RECOMMENDATION

GRANT planning permission subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall be only be carried out in accordance with the following approved plans: 2462-01, 2462-02 A, 2462-03 A, 2462 04 C, 2462 05 B,

Reason: To clarify which plans have been approved.

- (3) Upon completion, no further development, whether permitted by Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

- (4) The development hereby approved shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

- (5) The development hereby approved shall not commence above slab level until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority;
i) Details of internal and external joinery.
The development hereby approved shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To ensure the quality of the development is maintained and to prevent harm to the special architectural and historic interest of the adjacent listed buildings.

- (6) The development hereby approved shall not commence until a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the site preparation and construction stages of the development, details of the timings of deliveries and construction works on site, and details of parking arrangements for construction personnel and delivery vehicles.

Reason: To ensure the construction of development does not result in harm to highway safety or neighbouring amenity.

- (7) No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Reason: In the interest of neighbouring amenity

- (8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- (9) Before the dwelling hereby approved is first occupied, a detailed landscaping scheme for the site comprising native species planting, including details of the new hedgerow planting shall have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme that is in accordance with the Council's Landscape Character Guidelines shall include details of species, plant sizes and proposed numbers and densities. A plan for the long term maintenance of the landscaping scheme shall also be included in the details submitted. The approved landscaping scheme shall be implemented by the end of the first planting season following the first occupation of the tourist lodges. Any

trees or plants which within a period of five years from the implementation of the approved landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation; Reason: In the interests of the visual amenities of the area and the setting of the completed development.

- (10) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no further development, other than that shown on the approved plan, shall take place within the site;

Reason: In the interests of the amenities of the occupiers of neighbouring residential properties, visual amenity and the character and appearance of the open countryside location.

- (11) The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of biodiversity on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the enhancement of biodiversity through integrated methods into the design and appearance of the development by means such as swift bricks, bee bricks, bat tube or bricks. The approved measures shall be implemented in accordance with the approved details prior to first occupation of any of the units and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

INFORMATIVES

- (1) The applicants attention is drawn to the following working practices which should be met in carrying out the development:

- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.
- Clearance and burning of existing woodland or rubbish must be carried without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department.
- Plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.
- Vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
- The importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable.
- Where possible, the developer shall provide residents with a name of a person and maintain dedicated telephone number to deal with any noise complaints or queries about the work.
- Adequate and suitable provision in the form of water sprays should be used to reduce dust from the site.
- It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to

- both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.
- Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.
 - If relevant, the applicant must consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.
- (2) The applicant should be aware that the site is in a radon affected area with a 3-5% probability of elevated radon concentrations. If the probability of exceeding the action level is 3% or more in England and Wales, basic preventative measures are required in new houses, extensions, conversions and refurbishments - British Research Establishment code BR211 (2015) and The Building Regulations 2010 England (amendments 2013). If the probability rises to 10% or more, provision for further preventative measures are required in new houses. Test(s) for the presence of radon gas are recommended to be carried out. Further information can be obtained from Public Health England.

Case Officer: Joanna Russell