

High Chimneys North Wing, Hurst

DESIGN AND ACCESS STATEMENT
HOUSEHOLDER PLANNING PERMISSION



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1. Introduction

1.1 Introduction

This design and access statement has been produced by JETArch Design on behalf of Mr Kloppers at High Chimneys North. It forms part of a comprehensive package of information submitted for a Householder Planning Application for a part rebuild and extension to the detached garage at High Chimneys North, Davis Street, Hurst RG10 0TH, hereinafter referred to as the Site.

This DAS has been prepared to illustrate the design principles and concept that underpin the application proposal. Over vision is to create an attractive extension to High Chimneys North's existing garage following its partial rebuild following a fire. The proposal will seek to create an extension to the garage which provides a summer room with bedroom above with is ancillary to the main house.

1.2 Site Location and Application Description

High Chimneys is an early 17th century gentleman's residence build in the style of a 16th century Elizabethan hunting lodge to a traditional H plan. It has had numerous extensions and additions over the centuries including a division of the property to create High Chimneys North which resides in the northern extension wing of the property. Due to the subdivision of the property, there are two garage blocks to serve the two dwellings. High Chimneys North's garage is located to the northern boundary of the Site and can be viewed directly when approaching the property up the driveway. The second garage block is located to the west and faces the front elevation of High Chimneys and High Chimneys North.

The application proposes an extension to the garage to provide a summer room with bedroom above following the rebuild of the garage following a previous fire. The part converted garage with extension will be ancillary to the main house.

1.2 Planning History

23365/9 1985 Approved

44619/20 1995 Approved

F/1998/67602 1998 Approved

LA/1998/67601 1998 Approved

192677 2020 Approved

190369 2020 Withdrawn

193070 2020 Withdrawn

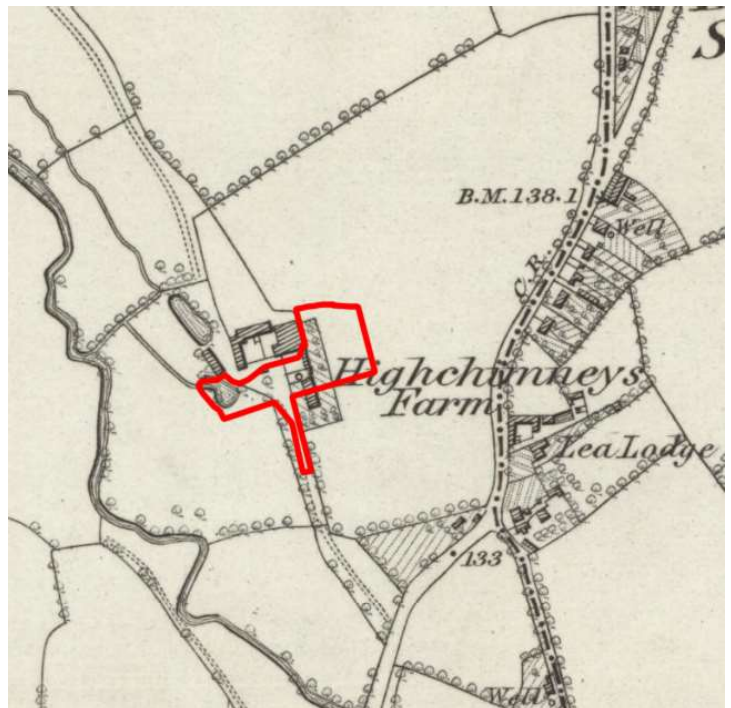


Figure 1. 1870 Map of the Site



Figure 2. Site Location Plan

2. Site Context

2.1 Existing Site Photographs

High Chimneys is a Grade II listed (1312983) 17th century dwelling built in the style of a 16th century Elizabethan hunting lodge. Historical mapping shows it as being part of High Chimneys Farm which now forms part of the Dinton Pastures site. The property has had numerous extensions and additions over the centuries including a division of the property to create High Chimneys North which resides in the northern extension wing of the property. Due to the subdivision of the property, there are two garage blocks to serve the two dwellings. High Chimneys North's garage is located to the northern boundary of the Site and can be viewed directly when approaching the property up the driveway. The second garage block is located to the west and faces the front elevation of High Chimneys and High Chimneys North.

A large courtyard sits in front of the front elevation which is bound to the west by mature trees. To the east lies a large garden bounded by mature trees to the east.

To the north of the Site is the Dinton Pastures car park including ancillary working sheds and the British Entomological and Natural History Society in the Pelham-Clinton Building.

The Site is accessed from a private road off Davis Street.

The site is a total of 0.45 ha.

The Site is situated within Flood Zone 1 according to the GOV. uk flood maps.



Figure 3. The garage and courtyard to the front of High Chimneys North



Figure 4. The garage and courtyard to the front of High Chimneys North



Figure 5. Google Earth Image of Site

2.3 Local Built Character

Key:



Highway



Built Forms



Listed Building



Frontages



Site Boundary



Figure 6. Aerial View of High Chimneys and Ravenspring

High Chimneys & Ravenspring

Urban Form

As the Site is isolated from the rest of Davis Street, an analysis of the urban form has been taken for High Chimneys and Ravenspring.

The Site is dominated by the High Chimneys which was once a large detached house that has now been divided into two properties, High Chimneys North and High Chimneys East Wing. There are multiple outbuildings

on the Site which form a traditional courtyard arrangement. The Site is set back from Davis Street down a private gravel driveway, with Ravenspring being the exception. Parking is generally to the front or side with large detached garages. The Site is enclosed on three sides by vegetation and the sheds to the Dinton Pastures site.

Open Spaces

The site is outside the development boundary of Hurst and includes the

fields, rural space, and Dinton Pastures. The properties have large areas of land surrounding them.

Road Hierarchy

The plots are set back far from the road with vegetation hiding them from the public realm. Parking is generally to front or side with large detached garages.

Building Heights

Properties are between 1.5 and 2.5 storeys.



Figure 7. View up driveway to High Chimneys - Image taken from Google Maps



Figure 8. Ravenspring - Image taken from Google Maps



Figure 9. High Chimneys

2.4 Material Examples in Area

The Site contains a small palette of materials dominated by red/orange and multi red brickwork. High Chimneys North is characterised by its Victorian red/orange brickwork in Flemish bond with dentil course detailing and a prominent parapet gables. High Chimneys on the other hand is characterised by earlier 17th century format multi red/brown brickwork reminiscent of Tudor brickwork in Flemish bond with prominent white mortar, dentil course and feature parapet gables. The property consists of red clay tiles and white timber casement windows.

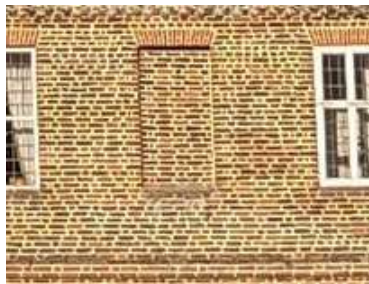
The north wing to High Chimneys North consists of red clay tiled roof and timber weatherboarding painted black.

The existing garage consists of a multi blend of brickwork and red clay tiled roof. The windows and doors were black timber.

The gables and chimneys to the main house are the defining architectural features of the Site.



Red/Brown Clay Tile



Red/brown brickwork Flemish Bond



Timber Boarding painted black



Red brickwork Flemish Bond



Dentil course



Chimneys



Figure 10. Front elevation to High Chimneys



Figure 11. Existing garage front elevation



Figure 12. White timber leded windows to house



Figure 13. Black timber leded windows to garage

2.5 Appearance & Character Summary

Gables and front to back pitches dominate the area, whether it be on front projections to the houses or the garage. The overarching character of the property is dominated by its parapet gables.

High Chimneys is 2.5 storeys with white timber casement windows to the front and rear gables. High Chimneys North is 2 storeys and the garage 1.5 storeys.

Boundaries facing onto the road include maintained vegetation. Front gardens are paved with the front courtyard gravel, with large rear gardens laid to lawn.

This pallet that reflects the local character area will be employed in the proposal.

Site Form and Character	
Character Description	Manor House/rural
Urban Form	Courtyard setting
Building Form	
Building Types	Originally large detached now semi-detached
Building Heights	1.5 to 2.5 storeys
Frontage	Large set backs from road
Public Realm	
Landscape	Areas of large open space surrounded by trees
Boundary Treatments	Open front courtyard with brick walls and retained trees & hedges
Materials & Details	
Building Materials	Brick, timber
Roofs	Clay tiles, gabled
Details	Large chimneys, brick detailing and timber windows and doors

3. Planning Policy

1. Introduction

1.1 We have been approached by Mr Klopper (the “Applicant”) to prepare a planning statement to cover the proposal for the Conversion of existing garage including the erection of a 1.5 storey side extension, following the reconstruction of the existing garage outbuilding following fire damage, including the insertion of 3no. roof lights, new gable dormer and changes to fenestration (the “Proposed Development”) at High Chimneys North, Hurst RG10 0TH (the “Property”).

1.2 Wokingham Borough Council (“the Council”) have previously considered the proposals through a formal pre-application process under reference 242237, and provided a response dated 30th September 2024. The Council’s feedback within that response have been used to form the submitted proposals and have been considered within this planning statement.

1.3 The key messages from the Council’s pre-application feedback, based on the pre-application submitted scheme are;

- There is currently no justification for a separate annex under the NPPF and Local Plan and so the garage conversion must remain ancillary to the host dwelling;
- The proposed side extension at 6m should be reduced closer in line with the Borough Design Guide ensuring the building remains subservient to the host dwelling;
- The ridge height to remain as existing and the gable dormers at first floor reduced and set back to reduce any impact on the heritage asset.
- It was noted that the proposed extensions would meet the 10m distance guide for front-to-front fenestration, however we would note that the garage being at a right angle to the front elevation of High Chimneys makes this assessment superfluous;
- Materials proposed would be acceptable;
- There would be no overlook issues with neighbouring properties;
- The driveway has ample spaces for parking;

2. Site Description

2.1 The Site consists of the large detached High Chimneys Grade II

Listed property which has now been divided to create a semi-detached dwelling. The property benefits from ample front, rear and side garden amenity areas.

2.2 To the front of the property, in addition to the gravel courtyard, there is ample space for multiple cars and the detached garage to the property provided additional parking spaces, however these were undersized and therefore could not now be counted as a full parking space. The gap between the rear facades of the garage to the boundary is between 1.5m to 3m with over 45m to from the side elevation to the boundary providing the potential for a side extensions without causing detriment to the general amenities of neighbours.

2.3 The wider area of Hurst is well placed to the east of Reading with good connections into Reading and surrounding towns. As an area, there has been a shortage of family housing as identified with the recently adopted Reading Local Plan, and as such there is keen demand for dwellings of the type within the site. It is therefore in support the ability for homeowners to adapt current property to suit future needs, including the need for increased accommodation.

2.4 The current property is a five bedroom semi-detached dwelling with two bathrooms, 2 reception rooms and an ample sized kitchen. The triple garage is detached.

3. The Proposal

3.1 The proposals include;

- 1.5 storey side extension;
- Insertion of 3no. roof lights;
- Additional 1no. gable dormer to mirror the existing gable dormer;
- Fenestration improvements;
- Conversion of the garage to ancillary accommodation.

3.2 The proposed development will adapt an existing, under used outbuilding and prevent the need to source alternative housing. Adaption is a key component of sustainable development.

3.3 The extensions are achieved by essentially creating a 1.5 storey side extension within the side driveway area. This would leave

significant retained driveway and amenity space for the occupants.

3.4 In terms of street elevations, it is clear that the side extension has retained a subservient/subordinate character for the garage to the host dwelling by virtue of it clearly retaining its status as an ancillary outbuilding. The fenestration with a second gable dormer to the front contributes to blending in seamlessly with that of the existing garage whilst referencing the prominent gable forms to the host dwelling. Naturally, to the rear elevation there is greater flexibility with the design, however, it has remained consistent with the architectural style of the host dwelling and neighbouring properties due to its proximity to the boundary.

3.5 Materials used would match that of the host dwelling replacing the previous brickwork which, as a late 20th century addition, were not in keeping with the host dwelling.

1. Planning Policy and Further Appraisal

Policy

4.1 The NPPF clearly states (paragraph 2) that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a proposal complies with the policies contained within the development plan, the NPPF (paragraph 11) states that planning applications should be approved without delay. The development plan for Wokingham currently consists of;

- The Core Strategy (2010) which provides the development framework policies guiding development to 2026;
- The Managing Development Delivery Local Plan (2014) which provides detailed policies supplementary to the Core Strategy, lasting until 2026;
- The Berkshire Replacement Minerals Local Plan (RMLP) which was adopted in 1995 with revisions in 1997 and 2001; and
- The Waste Local Plan for Berkshire which was adopted in 1998.

4.2 With the above in mind, it is clear that the key relevant policies are;

- MDD Policy CC01 – Presumption in Favour of Sustainable

Development;

- MDD Policy CC02 – Development Limits;
- MDD Policy CC07 – Parking
- MDD Policy CC09 – Development and Flood Risk;
- MDD Policy TB24 – Designated Heritage Assets
- CS Policy CP1 – Sustainable development
- CS Policy CP3 – General Principles for Development;
- CS Policy CP6 – Managing Travel Demand;
- CS Policy CP9 – Scale and location of development proposals.
- CS Policy CP11 – Proposals outside development limits

4.3 There is currently no Neighbourhood Plan for Hust.

4.4 The Council also has a Borough Design Guide Supplementary Planning Document which will be considered through this planning application.

4.5 MDD Policy CC01 (sustainable development) of the Core Strategy is a general overarching policy, also reflected in Policy CP1 of the Core Strategy. These policies, where relevant to the proposed development, seek to ensure that proposals will;

- Maintain or enhance the high quality of the environment;
- Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- Commit to the goal of reaching zero carbon developments.

4.6 The proposed development would adapt an existing dwelling (outbuilding of) to suit the needs of the occupants and prevent the need to source alternative housing. Adaptation is a key component of sustainability, ensuring that developments conceived now are capable of being adapted to meet social, economical and environmental needs of the future. Thankfully for the applicants, the property benefits from a significant amenity area which is able to accommodate the proposed development whilst still retaining ample amenity area.

4.7 Policy CC02 of the MDD then seeks to direct the location of new developments. On adoption, the MDD, through public examination, set out the extent of appropriate development resulting in the confirmation of development limits around each settlement; it is outside of those development limits that proposals are subject to specific material planning considerations on the detail of what is proposed.

4.8 Policy CP9 of the Core Strategy concerns the scale and location of development proposals in Wokingham, principally stating that development scale must reflect the existing or proposed levels of facilities and services at the location. This policy is clearly directed at larger development proposals than a domestic extension, and is not directly relevant to the proposed development other than the proposals are of sufficiently small scale to not warrant further assessment against this policy. It has however been included as a result of inclusion within the Council's pre-application response.

4.9 MDD Policy CC09 concerns development and flood risk. It requires that sources of flood risk be taken into account in the determination of planning applications, including the vulnerability of the proposed development. Development should also be directed to areas at the lowest risk of fluvial or surface water flooding; this is in accordance with NPPF policy.

4.10 As can be seen from the attached plan (Fig. 14) extracted from Wokingham's Constraints flood risk maps, the site is not within a location at risk of fluvial flooding. It should be noted that the pond in High Chimneys North's garden no longer exists and was filled in by a previous owner.

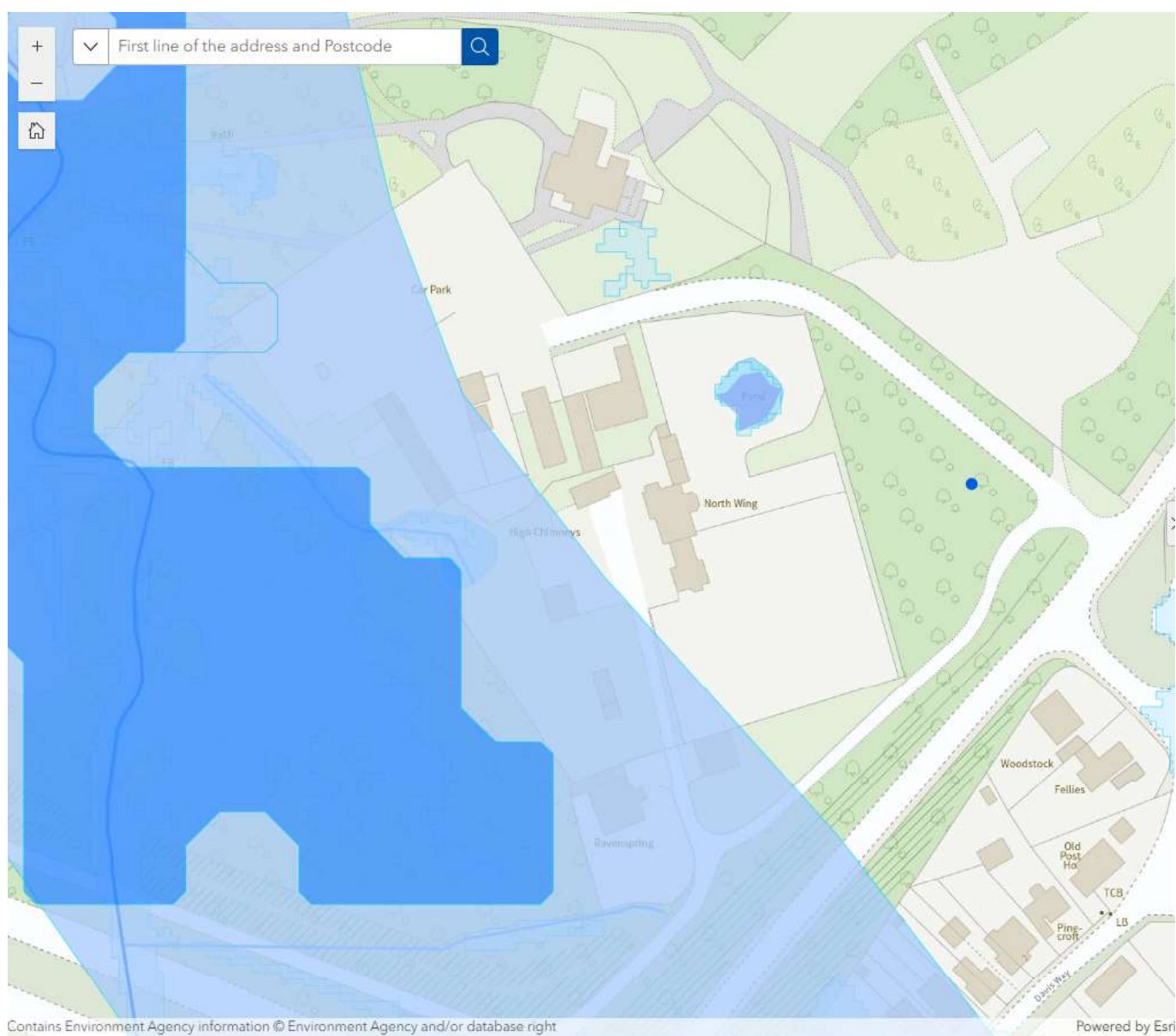


Figure 14. Extract from Wokingham's Planning Policies and Constraints Map showing Hydrology and Drainage

4.11 It is clear therefore that the location of the proposed development would not sit within an area at risk of surface water flooding. It is proposed to include a new soakaway for the garage which will take into account the additional roof area. The proposed development would therefore comply with the requirements of MDD Policy CC09. Including a new drainage system that avoids detriment to the overall network within an area at extremely low risk of fluvial flooding and low risk of surface water flooding would be in compliance with MDD sustainable drainage Policy CC10.

4.12 Policy TB24 of the MDD requires that proposals consider any designated heritage assets. As the Site includes the Grade II Listed High Chimneys property, a heritage assessment has been included in this application. The materials and forms of the proposal have also been considered to be in keeping with the setting of the heritage asset.

4.13 The Council's pre-application response considered Policy CP6 of the Core Strategy to bear relevance to the proposed development. Policy CP6 concerns managing travel demand and requires that schemes provide for sustainable forms of transport, are located in areas with choices in modes of transport, look to improve the highway network, provide appropriate vehicular parking, mitigate impacts on the network, enhance road safety and that schemes do not cause additional highway problems.

4.14 At present there is room for multiple vehicles on the driveway to the front of the property which far exceed any minimum parking standards set by Wokingham, with 3 further space within the garage (albeit small and unlikely appealing for the parking of vehicles at present). By contrast, the proposed development would result in the loss of one of the undersized parking spaces within the garage, however ample space is maintained within the driveway. Therefore, whilst the property will be increasing the number of bedrooms, there is ample parking to reflect any potential additional parking need. Any additional demand on the highway network would be negligible. The proposed development would therefore be in accordance with Policy CP6 of the Core Strategy.

4.15 On of the most directly applicable policy to the proposed development is Core Strategy Policy CP3 which contains general principles for development. Those relevant to the proposals are;

- The need for an appropriate scale, mass, layout, built form, height,

materials and character with a high quality design;

- The need to avoid detriment to the amenities of adjoining land users;
- To provide a functional, accessible, safe and adaptable scheme;
- To avoid detrimental impact on ecology, heritage, landscape, geology or water courses;
- Use the full potential of the site;
- Contribute to a sense of place in the buildings and spaces, and in the way they integrate with the surroundings.

4.16 There are a number of other requirements within Policy CP3, but as a general overarching policy to cover development proposals of all scales, a number of the requirements are by their nature not directly relevant. The focus of this planning statement will therefore focus on the above matters.

4.17 The test of an appropriate scale and massing is often derived from two main factors, the impact on the character of the host dwelling (i.e. are the extensions subordinate), and whether the extensions would be in keeping with the character of the locality. First in terms of subordinacy. It is accepted that the proposed extension retains the character of the garage as one of an ancillary outbuilding, however it is of a similar style and character to not look out of place. From the public realm it would appear clearly as a subordinate addition to the main dwelling and maintain the courtyard urban form of the Site. The design would also be high quality in providing significantly greater accommodation for the occupants whilst maintaining a relatively compact form in comparison to the level of additional accommodation.

4.18 The materials chosen would also match the host dwelling so that there would be a seamless interaction between the old and the new structure. The pre-application response noted that the proposed second gable dormer should be removed and replaced with a dormer smaller in scale and set back, however this would create an unbalanced front elevation that is neither respectful of the existing front gable dormer to the garage, nor in keeping with High Chimneys which does not contain any dormers. Further assessment of this principle is covered in this document.

4.19 In terms of the potential impact on general amenities, there would be very little impact. To the east of the front elevation

of the proposed extensions there is a High Chimneys East Wing at approximately 25 metres. That property would not experience any material impact as a result of the proposed development. The same would be true of the Dinton Pastures site to the north which consists of a number of agricultural shed-like structures with a slightly higher ridge height. Those properties would be a sufficient distance from the rear elevation of the proposed extensions to not experience any notable material adverse impact on their general amenities. In fact the slight raising of the ridge height of the garage will screen these properties at the rear from the heritage asset.

4.20 Policy CP3 also requires that developments are functional, accessible, safe and adaptable. This is an important element of design to ensure developments now are fit for evolving future needs and the proposed development is the embodiment of this requirement by adapting the current dwelling to meet modern living desires and to ensure the accommodation is fit for purpose for many years to come. It is also a policy requirement to utilise the full potential of a site; the proposed development achieves this. If land within settlements remains underutilised, this will only serve to increase pressure on the release of further land outside settlement limits. The Site benefits from an underutilised side driveway area which could be used to create the proposed development without any material detriment.

4.21 The pre-application assessment concluded that, as the garage has suffered extensive fire damage, a bat survey would not be required as any suitable roost had been destroyed, however a details of the fire damage should be provided for a planning application. A structural report has been included with this application to not only assess the ability to repair the fire damage to conclude that this application would propose an extension and conservation of the existing garage, but to also provide additional information for the ecology officer.

4.22 The Site is within a red zone for Great Crested Newts and therefore a Great Crested Newt Avoidance Statement has been included to support this application.

4.23 As the Site includes the Grade II Listed High Chimneys, a heritage assessment has been included in this application

4.24 Finally, there is no potential impact on wider landscape character (or physical), geology or water courses. It is clear therefore that the proposed development would accord with the requirements of

Policy CP3.

4.25 As the Site is located outside of the settlement boundary and in the countryside, Policy CP11 is relevant to the proposal. Policy CP11 does not permit development outside of the development limits apart from the following exceptions where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

4.26 As the proposal is for a residential extension that does not result in an inappropriate increase in the scale, form or footprint of the original building, it is clear that the proposed development would accord with the requirements of Policy CP11.

4. Planning Conclusion

In conclusion, the proposed development accords with all the relevant policy requirements within the adopted development plan documents.

The proposed development would create needed additional accommodation at High Chimneys North to vastly enhance its usage to the current occupants and future families who may require additional accommodation. In light of the shortage of family accommodation with the nearby areas (notably the adjacent local authority area of Reading), such improvement to properties should be encouraged.

Whilst the proposed extensions would provide a significant enhancement in the accommodation within the dwelling, this has been achieved with a design which is both spacious whilst also remaining subordinate and in keeping with the character of the host dwelling and the character of the wider area. In terms of general amenities, separation distances to other dwellings, buildings and boundaries are sufficient. The distance is also sufficient to ensure that there would be no material detriment to amenity by virtue of overbearance. The proposed development clearly complies with all the relevant policies within the development plan, but notably with Policy CP3.

As the proposals demonstrate a high-quality design in compliance with all relevant planning policies, the Council are respectfully requested to approve this application. Should the Council require any further clarity prior to a decision being issued, we would be pleased to assist.

5. Design Proposal

5.1 Appearance and Character

A comprehensive analysis of the local character precedents can be seen under section 2.2 & 2.3.

The application proposes an extension to the garage to provide a summer room with bedroom above following the rebuild of the garage following a previous fire. The part converted garage with extension will be ancillary to the main house.

The proposed extension is sympathetic to the surrounding typology and adjacent property.

Red multi/brown brick, will be the predominant materials used on the garage rectifying works and extension which is more reminiscent of the Tudor style brickwork of High Chimneys and keeps the aesthetic look in keeping more than the previous lighter multi blend brickwork. Flat arch headers will be reintroduced that reflect the brick detailing on High Chimneys.

The roof will be red clay tiles as per the existing garage and High Chimneys house.

As the proposal is for an extension to the existing garage, the gable dormer on the front elevation will be retained and complimented by a second gable dormer to balance the front elevation, otherwise the 1 off-set gable dormer would not sit right with the front elevation.

Further reference has been taken from the gables of High Chimneys which form its prominent features and ties the architectural typologies together. Brick detailing has been taken from these gables and applied to the new dormer and the rebuilding of the existing dormer to create an elevation that is far more respectful of High Chimneys.



Red Multi/Brown Brickwork



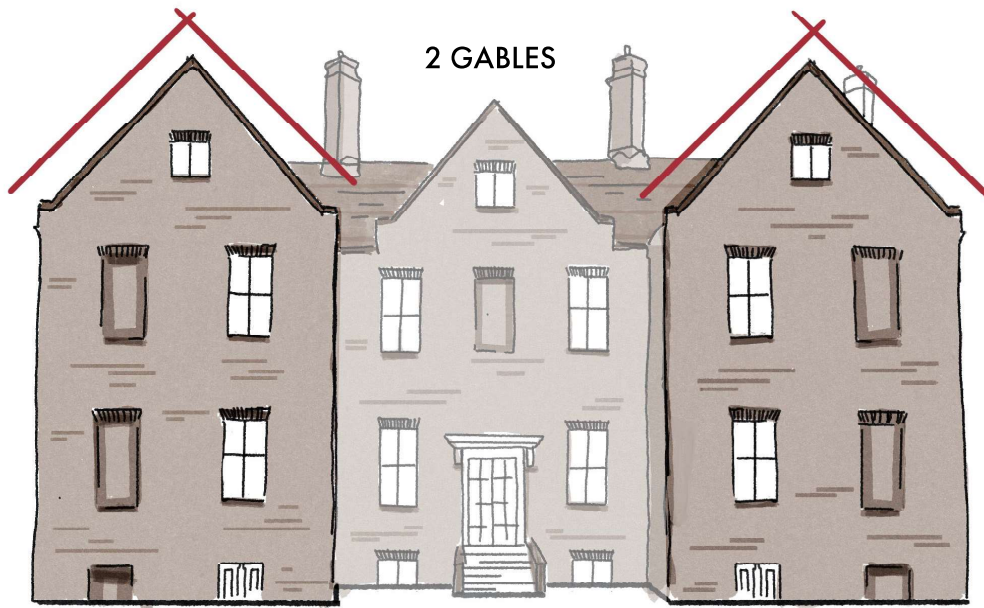
Red Clay Tile Roof



Gable Brick Detailing

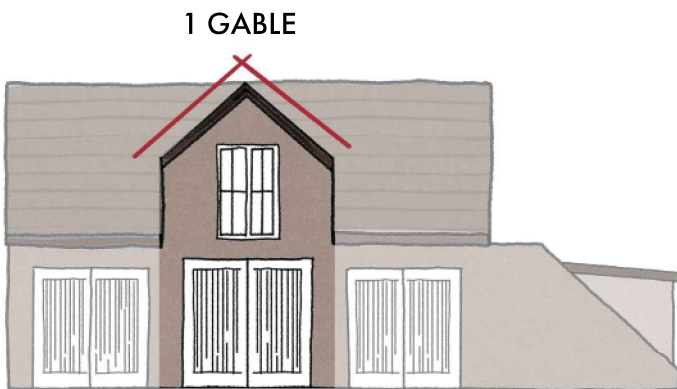


Flat Arch Headers



NEIGHBOURING ESTATE
(FACES ONTO SAME COURTYARD)

EXISTING



VISUALLY UNBALANCED
ARCHITECTURAL LANGUAGE
BETWEEN BOTH ESTATES.



PROPOSED



HARMONIOUS
ARCHITECTURAL
LANGUAGE AND MUTUAL
UNDERSTANDING BETWEEN
BOTH ESTATES ON THE
COURTYARD.





Figure 15. Image showing current fire damage and Shed behind

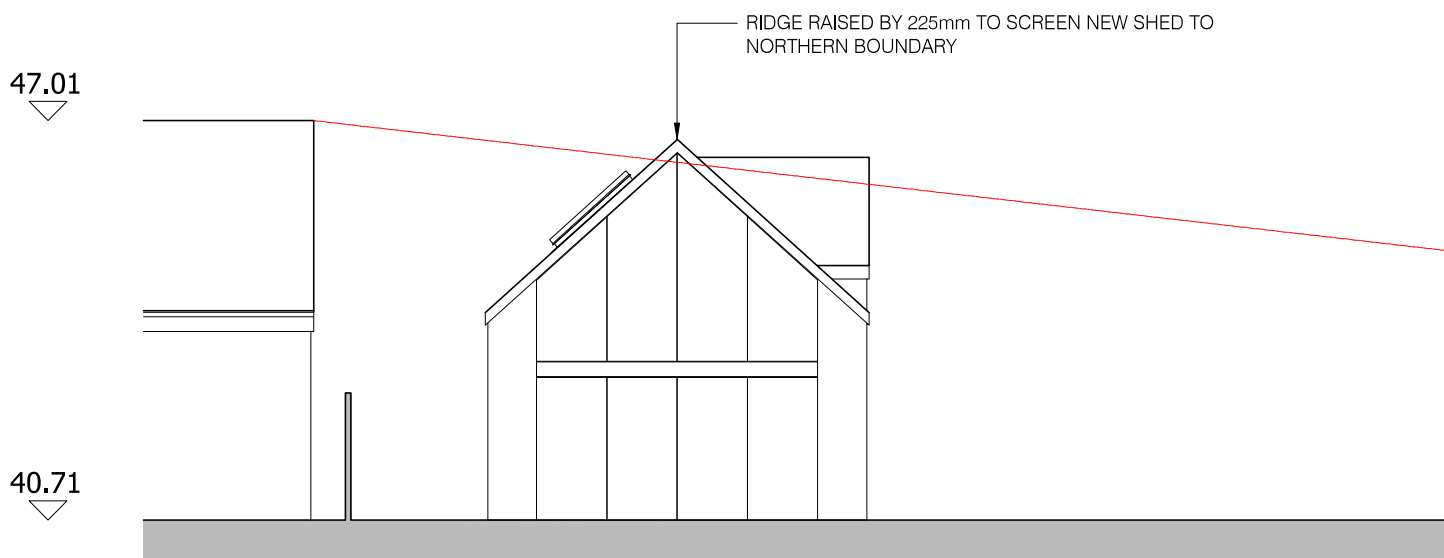


Figure 16. Site section showing sight lines to shed behind

Earlier this year the existing garage suffered extensive fire damage to its roof and interior and so a structural report was commissioned to determine whether the existing structure could be used. The findings of the report concluded that the remaining structure was sound enough to be retained to enable the additional work to the garage to come under an extension and therefore a Householder Application.

The opportunity will also be taken to replace the brickwork, especially on the front elevation, with a better match to High Chimneys as set out above.

Due to the new shed on the Dinton Pastures site behind the garage being significantly higher than the existing garage, the roof will be raised 225mm to screen the shed as viewed from the front of the driveway. The eaves height will remain the same. This will also enable the garage to be adapted under MDD Policy CC01.



6. Sustainability

7.1 Overview

Climate change mitigation and adaptation measures have been considered in the design of the proposal. This section of the DAS identifies a number of design principles which have been addressed as follows:

7.2 Flood Risk

A Flood Risk Assessment has been undertaken and concludes that the whole of the Site is located in the Environment Agency's designated Flood Zone 1 (lowest risk of flooding from Rivers and the Sea). An assessment of the risk for flooding from other sources also concludes that the Site is at low risk and will remain at low risk after completion of the development.

7.3 Drainage

Surface water run off from the proposed development will be disposed of using sustainable techniques (SuDS) which ensure that there is no increase in the rate that run off leaves the Site. The proposed surface water drainage system will include soakaways.

7.4 Energy Efficiency

Energy efficiency and mitigation measures, and changes to national policy which change the weight of local policy, is a dynamic and rapidly evolving field due to: regular advances in technology; emerging heat networks; changes in energy prices; changes to feed in tariffs; and changes to the understanding of best practice.

A best practice approach of reducing the energy use by: incorporating the appropriate opportunities that are available within the site and design; reducing heat movement through the building fabric; taking advantage of materials with high thermal mass; reducing undesirable air/temperature movement; specifying efficient equipment; and enabling occupants to operate the building efficiently, rather than

mitigating for that use. This will reduce the carbon emissions in line with the Government's Zero Carbon Buildings Policy.

7.5 Materials and Waste

Demolition and construction waste can be managed and reduced through good on Site construction management practice so that a significant amount of waste requiring off-Site processing or disposal is not generated.

As the design progresses, materials will be selected that take account of their BRE Green Guide rating, including their recycled and reused content, their source and the certification that accompanies them.

7.6 Communication

An information pack will be provided to occupiers to communicate the features of the dwellings and the development including renewable power and sustainable drainage.

7.7 Pollution

Best practice measures can be employed during the construction process to minimise the risk of pollution. The Site is not located within an Air Quality Management Area.

Measures are proposed to reduce the impacts of noise on future residents and light on future and existing residents. Insulation materials with a Global Warming Potential of less than 5 could also be procured. Major construction materials can be utilised which have a low global warming potential.

