



Western and Southern Area Planning Committee

WD/D/19/000999

Erect two linked single storey buildings to form office and welfare facilities for use ancillary to operation of existing highways depot.

Dorset Council Highways Depot, South Mill Lane, Bridport DT6 3PL

Date of Meeting: 4 July 2019

Lead Member: David Walsh

Lead Officer: Jerry Smith

Executive Summary: This report considers a planning application for a single storey office and welfare building and recommends that permission be granted subject to planning conditions.

Equalities Impact Assessment: Not relevant.

Budget: Generally, the determination of applications will not give rise to any budget implications for the Committee.

Risk Assessment: This planning application is made by Dorset Council, and Dorset Council has committed a budget to the delivery of this project, with associated intention for future development on the vacated site. The outcome of the application could therefore have budget implications for Dorset Council in its capacity of facilitator.

However, in its role as local planning authority, Dorset Council must determine the application solely on its planning merits.

Having considered the risks associated with this decision, the level of risk has been identified as:

Current Risk: MEDIUM

Residual Risk MEDIUM

Other Implications: None.

Recommendation: Planning permission be approved subject to the conditions set out in paragraph 16 of the report.

Reason for Recommendation: The proposed development is considered to be in accordance with the development plan. There are no material considerations indicating that the application should be determined other than in accordance with the development plan. Accordingly, conditional planning permission can and should be granted. The location is considered to be sustainable, and the proposal is acceptable in its design and general visual impact and would not, in particular, have an adverse impact on the character of the Bridport Conservation Area or setting of listed buildings or local amenity.

Appendices: None.

Background Papers: Planning application WD/D/19/000999.

Officer Contact:

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Application No: WD/D/19/000999

Site Address: Dorset Council Highways Depot, South Mill Lane, Bridport DT6 3PL

Proposal: Erect two linked single storey buildings to form office and welfare facilities for use ancillary to operation of existing highways depot.

Applicant: Dorset Council

Case Officer: Andrea Spencer

Ward Members: Cllr Dave Bolwell, Cllr Kelvin Clayton, Cllr Sarah Williams (formerly Cllr Mark Roberts and Cllr Keith Day)

1.0 Summary of Recommendation: Grant planning permission subject to conditions.

2.0 Reason for the recommendation:

The location is considered to be sustainable. The proposal is acceptable in its design and general visual impact and would not have an adverse impact on the character of the Conservation Area or the setting of the nearby Listed Buildings.

3.0 Table of key planning issues

Issue	Conclusion
Principle of development	The site is within the defined development boundary for Bridport and is a sustainable location, as an existing depot.
Scale, design, impact on character and appearance	The proposed linked buildings are single storey. The materials and scale of the design are considered acceptable in this location.
Impact on amenity	There is no harm to residential amenity.
Impact on wildlife	The hedgerow to the west of the development is to be retained. A condition requiring a minimum 1m distance between the building and hedgerow is recommended.
Impact on landscape or heritage assets	No significant harm to this part of the conservation area or setting of nearby listed buildings. Hedgerow and trees to be retained.
Access and Parking	Access to the site will be as existing. Parking available on site for highways and staff vehicles.
Flooding	Although in Flood Risk Zone 2, the nature of the proposed use is considered to be acceptable.

4.0 Description of Site

The Dorset Council Highways Depot is comprised of two yard areas, both accessed from South Street, via South Mill Lane. The southern-most yard forms the access to South Mill, a listed building which houses the current depot offices and welfare facilities.

The proposed building is located in a second yard to the north east, separated from the first yard by the access road to South Holme and Brightwater residential properties, and a listed raised pavement.

The yard is a long-established depot, used for materials storage, loading and unloading, and the parking of vehicles. It has been in operation for at least 40 years and was utilised as a salt store prior to this operation relocating to the Charminster depot.

There are no existing buildings within the yard, and the application site comprises an area of 0.009ha located at its northern end adjacent to South Mill Lane.

The River Asker lies to the north and east of the proposed building, with a sluice and weir to the north. A culvert runs from this point north to south under the existing depot yard. The proposed building will be situated to the west of the culvert.

The application site is bounded by a deciduous hedgerow to the west, the River Asker to the north, trees and hedges to the east and chainlink fencing to the south.

There are three residential properties on South Mill Lane which overlook the site to some degree; two of which lie within 10m of it. However, the properties are largely screened by hedgerows and trees, which are to be retained. Brightwater sits to the east of the yard, overlooking the site although screened by a hedgerow and trees, and South Holme sits to the south east, largely screened by trees.

The site lies wholly within the Bridport Conservation Area, and the Dorset Area of Outstanding Natural Beauty (AONB). It also falls within Flood Risk Zone 2.

Heritage assets in the vicinity include South Mill, Grade II listed, which lies approximately 60m to the south of the application site, associated Grade II raised footpath, and residential property South Holme, also Grade II listed, approximately 65m to the south east.

5.0 Description of Proposal

The application states that a parcel of land north of Flood Lane, along with most of the land owned by Dorset Council on South Street has been identified as suitable for redevelopment to form a Care Village, comprising of a Care Home facility, Learning Disability housing, Extra Care accommodation, Key Worker accommodation and a Mini Hub together with a small number of Commercial units. In order to facilitate this, it has been proposed that South Mill, currently used by highways depot staff, and the Dorset Council owned Fisherman's Arms Day Centre, be included in this development.

To facilitate redevelopment, it is proposed to relocate the current depot operations based at South Mill onto the part of the existing depot to the north east of South Mill

Lane. The proposed linked buildings are intended to replace the facilities currently housed in South Mill for depot staff.

The applicants do not intend to change the operational use of the site. Access will remain the same, with parking for highways vehicles and staff on the site.

The subject building will be two single storey linked buildings, approximating an 'H' shaped layout.

The buildings are to comprise of a mess room, shower room, two WCs and one accessible WC to the western elevation, and two offices and a drying space to the eastern elevation.

The applicant has proposed to clad the building with Marley Cedral Boarding in cream. Windows and doors are double glazed, finished with brown aluminium frames. The building is to have a flat felt roof.

It is proposed to connect the building to the foul sewer in South Mill Lane.

The overall floor area of the building measures 12m x 9.6m, including external ramp. The height of the building is 2.76m to the eaves.

The applicant has proposed an easement of 4m with regards to the culvert.

6.0 Relevant Planning History

An application for a two-storey building (reference WD/D/18/002491) was withdrawn, due to concerns regarding its impact on the nearby listed buildings. The conservation officer advised that the scheme had 'less than substantial harm' on the setting of listed South Mill. The applicant was subsequently advised to submit a new application for a single storey design, located elsewhere on site and further from South Mill.

7.0 Relevant Constraints

The site lies within Flood Risk: Zone 2 Medium Probability - 'Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding'.

Bridport Conservation Area (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

The site lies within the Dorset Area of Outstanding Natural Beauty (*statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*)

The site lies approximately 60m north of South Mill and associated raised pavement, and South Mill House (South Holme), all Grade II listed (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

8.0 Consultations

All consultee responses can be viewed in full on the website <https://plan.dorsetcc.gov.uk/>.

Environment Agency – No objection. Informatives recommended. One of the informatives noted that a Flood Risk Assessment Sequential Test may be required. However, the guidance notes (<https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>) state that this is not a requirement for minor developments. This informative has therefore been removed.

Historic England – no comments, but

- Advised that the views of your specialist conservation and archaeological advisers are sought.

Highways – No objection.

Conservation Officer

- Acknowledged that the revised scheme has been reduced in height, albeit at the cost of a larger building footprint, and located further north within the site, away from the listed building
- A minimum of 1m should be kept clear between the hedge and the new building, to allow maintenance of both building and hedge
- Subject to the retention of the existing hedge on South Mill Lane, supports the application

Flood Risk Management – discretionary comments offered, as proposal is not a major development. Subsequent correspondence in relation to the comments received is available online.

- Advise that the culvert close to the site should not be built over
- Development proposals should be supported by a (proportionate) consideration of surface water management, in accordance with the revised National Planning Policy Framework (NPPF – February 2018)

Natural Environment Team – No response.

Rights of Way – No response.

AONB Team

- The site is an existing depot in the urban area and the implications of the proposal are of limited significance for natural beauty
- Recommended that advice from a suitable consultee is sought with regards to the Conservation Area and proximity to listed buildings
- The significance of any effects on the conservation area and/or listed buildings should be considered in the context of paragraph 172 of NPPF

Tree Officer – No objection.

Archaeological Officer – No concerns.

Environmental Health Officer – No response.

Bridport Town Council - Objection (received 30/04/2019)

- No objection, subject to any permission being temporary in nature. The proposed buildings are of a temporary build type and may not be considered appropriate in the longer term in a conservation area.

The application is not for a temporary building, so this has been treated as an objection.

9.0 Representations

Two objections and one comment were received from local residents. Comments summarised below:

- Impact on privacy from overlooking of properties on South Mill Lane
- WC proximity and associated emissions and effect on properties in South Mill Lane
- Could WCs and office be sited away from the South Mill Lane boundary
- Loss of light to properties on South Mill Lane
- Concerns about damage to hedgerow and impact on birds and small mammals
- Could perimeter hedgerow be improved with evergreen species as a visual barrier
- Visual impact of building within the AONB, Bridport Conservation Area and impact on listed buildings
- Increase in noise and dust levels
- Noise during construction and use of site once complete
- Compression of site into one yard and associated increase in vehicles

10.0 Relevant Development Plan Policies

Adopted West Dorset, Weymouth & Portland Local Plan 2015

INT1 – Presumption in Favour of Sustainable Development

ENV1 – Landscape, Seascape and Sites of Geological Interest

ENV2 – Wildlife and Habitats

ENV4 – Heritage Assets

ENV5 – Flood Risk

ENV10 – The Landscape and Townscape Setting

ENV12 – The Design and Positioning of Buildings

ENV15 – Efficient and Appropriate use of Land

ENV16 – Amenity

SUS2 – Distribution of Development

Emerging Development Plan Policy

Bridport Area Neighbourhood Plan Submission Version April 2019

Policy CC5 - Flood Risk Assessment: all developments...should make every effort to be informed and take account of the most up-to-date predictions of flood risk and the probable impacts of climate change.

Policy HT1 – Non Designated Heritage Assets: any development proposals that would affect...non-designated heritage assets should: a) Be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed; and b) Be sympathetic to the building, structure or feature concerned and propose its creative reuse and adaptation; and c) Otherwise respect the approach set in Policy ENV4 of the adopted Local Plan (2015).

National Planning Policy Framework February 2019

Achieving Sustainable Development – paragraph 11

Decision Making – paragraph 38

Planning Conditions and Obligations – paragraph 55

Achieving Well-Designed Places - paragraph 127

Planning and Flood Risk – paragraph 164

Conserving and Enhancing the Natural Environment – paragraph 172

Habitats and Biodiversity – paragraph 175

Proposals Affecting Heritage Assets – paragraph 190

Considering Potential Impacts – paragraph 200

Other material considerations

Bridport Conservation Area Appraisal

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the

merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

- Access: there will be a ramped access to the building, with an accessible WC.

13.0 Financial benefits

Not relevant to this application.

14.0 Planning Assessment

Principle of development

Policy INT1 of the adopted *West Dorset, Weymouth & Portland Local Plan* (the adopted Local Plan) endorses the presumption in favour of sustainable development set out in the NPPF.

Policy SUS2 requires that development is distributed according to a settlement hierarchy, including Bridport as a focus for development. The proposed development is within the defined development boundary of Bridport where employment development will normally be permitted. It is also sited on brownfield land.

The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this, economic, social and environmental gains should be sought jointly and simultaneously (paragraphs 7 and 8). Planning authorities are advised to approach decision taking in a positive way to foster the delivery of sustainable development (paragraph 38). Development proposals that accord with the development plan should be approved without delay (paragraph 11).

Having regard to the issues relevant to the three strands of sustainable development considered below, it is considered that the proposal is therefore acceptable in principle, having regard to the above considerations.

Scale, design, impact on character and appearance

Policy ENV1 of the adopted Local Plan provides that the plan area's exceptional landscapes will be protected, taking into account the objectives of the Dorset AONB Management Plan. It is further stated that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character and that where proposals relate to sites where existing development is of visually poor quality, opportunities should be taken to secure visual enhancements.

Policy ENV10 of the adopted Local Plan states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.

Policy ENV12 of the adopted Local Plan states that the general design should be in harmony with the adjoining buildings and the area as a whole, and that the scale, mass and positioning of the building should reflect the purpose for which the building is proposed.

Policy ENV15 of the adopted Local Plan states that Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.

The site lies within the defined development boundary, and within an existing depot site. The proposal makes the best use of this site, condensing depot activities and office/welfare facilities onto one site and allowing for future redevelopment and improvement of the site of which listed South Mill is a key feature.

The linked single storey buildings will largely be screened by the hedgerow and will be timber clad so as to help it sit appropriately within the site, mindful of the site falling within the Bridport Conservation Area.

The proposed building is considered to be acceptable in height and bulk. The overall scale, design and appearance is considered to be appropriate for a building designed to provide office and welfare facilities on an existing highways depot site.

The proposal is therefore considered to be in accordance with the above policies.

Impact on amenity

Policy ENV16 of the adopted Local Plan provides that development should be designed to minimise impact on the amenity of residents close to it.

The impact on local amenity is considered to be minimal. The building is separated from the nearest residential properties by South Mill Lane and is screened by the existing hedgerow on the east side on the lane, which is to be retained. It is also considered that the building could help screen those properties from the site and associated activities. The closest properties to the proposed development are 38a and 38b South Mill Lane. Objections to the proposal received from the residents of these properties noted the proximity of the proposed WCs to their properties and concerns over odour emissions, and potential overlooking and loss of light.

Whilst it is not considered that the relative proximity, across South Mill Lane, is likely to affect residential amenity, any impact will be mitigated by the recommended conditions requiring that fixed and obscured glazed windows are installed to WCs and shower rooms. Similarly, it is not considered that the relative proximity is likely to lead to unacceptable overlooking or loss of light at nearby residences, given the hedge which is to be retained and the single storey form of the proposed building. Any potential impact would be further mitigated by the proposed condition requiring obscured glazing to all windows in the building's western elevation. Accordingly, the development is in accordance with Policy ENV16.

Impact on wildlife

Policy ENV2 of the adopted Local Plan provides that proposals that conserve or enhance biodiversity should be supported, and that opportunities to incorporate and enhance biodiversity in and around developments will be encouraged.

The existing hedgerow to the west of the proposed development has been noted in representation as being used by birds and small mammals. This hedgerow is to be retained, and a 1m gap between the hedge and proposed building imposed for

maintenance of both the hedge and building. The council's Aboricultural Officer has raised no concerns and neither have the Natural Environment Team.

Impact on heritage and landscape assets

Policy ENV4 of the adopted Local Plan provides that the impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance.

Section 16 of the NPPF requires that local planning authorities to identify and assess the significance of any heritage asset that may be affected by a proposal, including through effects on its setting.

In this case, the application site lies in the Bridport Conservation Area in proximity the Grade II listed 19th Century South Mill. South Mill is a four storey stone building with historic, evidential and aesthetic value derived from its historic use, location, evolution, state of preservation and prominence in views, particularly from the viewpoint along the River Asker. The proposed development lies within the wider setting of South Mill and its associated raised pavement, albeit that the current appearance and use of the yard is not attractive and contributes very little to the significance of the Mill or raised pavement.

In his assessment of the withdrawn proposal for the two-storey building on the part of the site immediately north of South Mill, the council's Conservation Officer anticipated that the proposed building would not harm the evidential or historic value of South Mill but concluded that the proposal would result in less than substantial harm to the aesthetic value of South Mill in that location.

The Conservation Officer has considered the revised proposed development, taking into account its height and proximity to South Mill. He has not identified any harm to the setting of the listed building and supports the application, subject to the retention of the hedge on South Mill Lane.

The building will be seen within the setting of the Conservation Area and listed buildings but is not considered to detract from their character and appearance. I therefore consider the proposal to result in no harm to this section of the Conservation Area and passes the test as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the decision maker to have special regard to the desirability or preserving the listed building or its setting. The proposed building is not considered to detract from the setting of the nearby listed buildings, being of low scale, and largely screened by existing trees and hedgerows. With appropriate materials and weathering it is not considered that the building would appear overly prominent given its location. The proposal is therefore in accordance with Policy ENV4 of the Local Plan.

It is considered that the proposed building would be sufficiently small in scale, particularly in terms of height, and sufficiently screened and located such that it would not harm the significance of the heritage assets including the Conservation Area and the listed buildings in the vicinity. Whilst the proposed building is not likely to make a positive contribution to local character and distinctiveness, its intended use is likely to enable the re-use of and improvement of South Mill, potentially

enhancing and better revealing its significance in accordance with paragraph 200 of the NPPF.

Access and parking

Policy ENV15 provides that Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.

The site is in a sustainable location within the existing highways depot. This part of the site is currently used to park highways vehicles, and the site will also be used for staff car parking. The access to the site is unchanged.

Flooding

Policy ENV5 of the adopted Local Plan provides that new development or the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible. The risk of flooding will be minimised by:

- steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones;
- ensuring development will not generate flooding through surface water runoff and/or exacerbate flooding elsewhere.

The proposed building is located within Flood Zone 2, which means it is land having between a 1 in 100 and 1 in 1000 annual probability of river flooding. The NPPF practice guidance classes buildings for shops, restaurants, financial, professional and other services as less vulnerable uses within flood zones. The building would have a use which is considered appropriate in this location. The proposed building is not considered to significantly increase flooding on the site and would be in accordance with Policy ENV5.

15.0 Conclusion

For the reasons set out above, the proposed development is considered to be in accordance with the development plan. There are no material considerations indicating that the application should be determined other than in accordance with the development plan. Accordingly, conditional planning permission can and should be granted. The location is considered to be sustainable, and the proposal is acceptable in its design and general visual impact and would not, in particular, have an adverse impact on the character of the Bridport Conservation Area or setting of listed buildings or local amenity.

16.0 RECOMMENDATION

Grant permission, subject to the following conditions:

Time Limit – Commencement of Development

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

Submitted Plans and Details

2. Unless otherwise agreed in writing with the local planning authority the development shall be carried out in strict accordance with the approved plans:
 - Drawing A100 Revision P1: Proposed Site and Location Plan
 - Drawing A110 Revision P1: Proposed Site Plan
 - Drawing A115 Revision P1: Proposed Plan and Elevations

Reason

In the interests of the character and appearance of the area and local amenity having regard to Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

Materials

3. Prior to the commencement of development, colours and materials for all external surfaces of the building hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

Reason

To ensure that the external appearance of the completed development is satisfactory and sympathetic to its locality in accordance with Policy ENV1 and ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.

Retention of Hedgerow

4. The hedgerow bordering South Mill Lane and the western site boundary is to be retained and maintained so as to form an effective visual screen. There shall be a minimum distance of one metre between the hedgerow and the proposed building.

Reason

To ensure the continuity of amenity afforded by the existing hedgerow and its contribution to the landscape character of the area in accordance with Policy ENV10 of the West Dorset, Weymouth & Portland Local Plan 2015.

Tree and Hedgerow Protection

5. Prior to works commencing a detailed tree/hedgerow protection plan for the land edged blue on drawing A110 Revision P1: Proposed Site Plan shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the approved protection plan and existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works and building operations (see BS

5837: 2012). A tree protection area shall be fenced and no unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason

To ensure the continuity of amenity afforded by existing trees and their contribution to the landscape character of the area in accordance with Policy ENV10 of the West Dorset, Weymouth & Portland Local Plan 2015.

Hours of Construction

6. No construction works shall take place outside of the hours 0700-1800 Monday to Friday and 0900-1700 on Saturdays. No operations shall take place on Sundays or public holidays without the prior written approval of the local planning authority.

Reason

In the interests of the residential amenities of the area and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015.

Cessation of Use

7. Upon permanent cessation of the use of the building hereby permitted, the building shall be removed from the site.

Reason

In the interest of amenity and having regard to Policy ENV16 of the West Dorset, Weymouth and Portland Local Plan 2015.

Finished Floor Levels

8. Details of the proposed finished floor levels shall be submitted to and approved in writing by the local planning authority prior to works commencing and the development hereby approved shall be undertaken in strict accordance with those approved details.

Reason

In the interests of flood risk management and having regard to Policy ENV5 of the West Dorset, Weymouth and Portland Local Plan 2015.

Windows on the Western Elevation

9. All windows on the western elevation of the building hereby approved shall be maintained as obscured glazed, as detailed on drawing A115 Revision P1: Proposed Plan and Elevations. Windows to the WCs and shower room shall be non-opening.

Reason

In the interests of the residential amenity and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015.

INFORMATIVES

Environment Agency

Flood Risk

Flood Risk Standing Advice

Please note that this site is in defended Flood Zone 2 (medium risk), therefore the development should accord with National Flood Risk Standing Advice. In this advice it states that the ground floor levels should be a minimum of whichever is higher of:

- 300 millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level

Flood Resistance

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found at:

<http://www.planningportal.gov.uk/uploads/odpm/400000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Waste Management

The applicant should consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction, in accordance with the waste hierarchy.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>