

SUPPLEMENTARY REPORT

Application Ref:	20250110
Site Address:	Land South Of Pear Tree Lane Pear Tree Lane Shorne Gravesend
Application Description:	Change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy/Traveller occupation. Associated hard and soft landscaping.
Applicant:	Mr P Cash
Agent:	Mr Simon McKay
Ward:	Higham And Shorne
Parish:	Shorne
Decision due date:	18 April 2025
Publicity expiry date:	14 March 2025
Decision Level:	Planning Committee – 11 th June 2025
Reason for referral:	Councillor Call-In
Recommendation:	Approval with Conditions

Summary of Reasons for Supplementary Report and Recommendations

Reason for Supplementary Report

Planning Committee on 11 June 2025, resolved to grant planning permission to this application subject to the planning conditions as set out within this officer report, available at <https://democracy.gravesham.gov.uk/mgIssueHistoryHome.aspx?IId=52622&Opt=0> . Members of the Planning Committee are advised to review the previous report and decision in conjunction with this report.

Post the Committee decision, the agent for the application provided the Local Planning Authority with a Preliminary Ecological Appraisal, to address concerns raised both at the meeting of Planning Committee itself and separately to the agent directly.

This supplementary report sets out the response of the re-consultation with Kent County Council Biodiversity, following the submission of a Preliminary Ecological Appraisal relating to the impact of the proposal on ecology.

The Preliminary Ecological Appraisal does not raise any new ecological matters, as the mitigation required is suitably addressed in the planning conditions agreed at Planning Committee on 11 June 2025. As such the summary reasons for recommendations as set out in the previous committee report still stand, and these are repeated below.

It is recommended that the proposed change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy/Traveller occupation and the associated hard and soft landscaping is GRANTED planning permission, subject to the planning conditions set out in this report. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt

across the area of Gravesham. Therefore, the proposal would comply with criterion (a) of paragraph 155 of the National Planning Policy Framework (NPPF). As set out the Council's Five-Year Gypsy and Traveller Pitch Supply Statement 2024/2029 (March 2024), the council cannot demonstrate a 5 year supply of deliverable pitches. Therefore, there is a clear and significant shortfall in past delivery and future supply. Consequently, for the purposes of criterion (b) of paragraph 155 of the NPPF, there is a demonstrable unmet need for Gypsy and Traveller pitches within the Borough. The application has sufficiently demonstrated the intended occupants of the proposed pitches meet the definition of gypsies and travellers as defined in Planning Policy for Travellers Sites, December 2024. A settled base will improve access to education and health services for those travellers residing at the site. The proposal is not considered to have an adverse impact on the valued landscape. The resulting cumulative effect on the countryside and valued landscape would not conflict with the objectives of Policy CS12 (Green Infrastructure), CS17 (Traveller Sites) and CS19 (Development and Design principles) of the Local Plan Core Strategy and paragraph 187 of the National Planning Policy Framework (NPPF) 2024, which together seeks to conserve and enhance the natural environment.

The proposed development is within a sustainable location and is considered to meet the requirements of paragraph 110 and 115 of the NPPF (2024) and Policies CS01, CS02 and CS17 (LPCS) 2014.

The proposal would not represent a discordant feature in the countryside, as it would not be highly visible from public vantage points and would not sprawl into the local valued landscape. As such, the proposal would not result in urban sprawl or impinge on the rural character of the area. It would be in accordance with the guidance within the Gravesham Landscape Character Assessment, Policy CS02 and CS19 of the Local Plan Core Strategy that seek to ensure that new development conserves the overall landscape character.

Through the imposition of planning conditions, the proposal would secure acceptable residential amenity for the occupants of the proposed mobile homes, and no harm is identified to the residential amenity of occupiers of residential dwellings on Pear Tree Lane. The proposal complies with policy CS19 of the Local Plan Core Strategy and paragraph 135 of the National Planning Policy Framework 2024, which seek protection of residential amenities for the occupiers of buildings and land.

The proposed scheme will safeguard future occupier amenity with the residential units complying with local and national standards, shared private amenity space, an improved access and sufficient natural light. Furthermore, the proposal would safeguard the amenity of neighbouring properties and is in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal would comply with Policy T1 of the Gravesham Local Plan: First Review (1994), which seeks to mitigate the adverse impact of development on the highway network.

The proposal would not result in an unacceptable risk to ground water conditions and is in accordance with Policy CS19 (LPCS) and paragraph 187 (e) and 198 of the NPPF (2024) and the previous reason for refusal (1) has been addressed.

The proposed development would not result in any increased adverse impact on migrating birds using the Thames Estuary and Ramsar sites with the mitigation SAMMS payment being made. The development would therefore comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 192 and 193) of the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014), and the previous reason for refusal (2) has been addressed.

Overall, the proposal has overcome the previous reasons for refusal and complies with all relevant national and local planning policies, and it is recommended that planning permission is granted.

MAIN REPORT

1. Introduction

- 1.1. Following the decision of Planning Committee on 11 June 2025, the agent submitted a Preliminary Ecological Appraisal to the Council for consideration. This submission has necessitated a requirement to consult on this document, this report sets out any consultee and neighbour comments received post the 11 June 2025 Planning Committee meeting, and any implications on the previous officer recommendation to Members.

2. Re-Consultation

Kent County Council Biodiversity

2.1. Advice Note Received 7th July 2025

No additional information has been submitted to address the comments provided for application 20240600. Therefore we advise that the following advice provided for the previous application is still valid.

We advise that additional information is required prior to determination of the planning application regarding Biodiversity Net Gain.

We are satisfied that due to the long term management of the site there is no requirement for details assessing the impact on protected/notable species to be provided.

Biodiversity Net Gain

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications⁶⁷ for development (unless exempt^{68,69}), must deliver at least a 10% biodiversity net gain (BNG). Significant on-site gains, and all off-site gains will need to be secured for at least 30 years.

Having reviewed submitted information, we consider this application to fall under mandatory biodiversity net gain so that mandatory biodiversity net gain of 10% will apply.

No BNG assessment has been provided and any application which is required to achieve a 10% BNG must submit the following information as a minimum¹:

- confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;
- the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);
- where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
- the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:

- a statement to the effect that these activities have been carried out;
- the date immediately before these activities were carried out;
- the pre-development biodiversity value of the onsite habitat on this date;
- the completed metric calculation tool showing the calculations, and
- any available supporting evidence of this;
- a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Photos of the site have demonstrated that the site has recently been cleared of the grassland at the rear of the site.

The Town and Country Planning Act 1990, Schedule 7A (paragraphs 6 and 6B) seeks to discourage developers from engaging in site clearance prior to making a planning application. This legislation essentially states that if habitat degradation/loss has occurred on an application site on or after 30 January 2020, *“the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.”*

We advise that the BNG baseline must be based on the site prior to any vegetation clearance within the site.

The BNG assessment must be submitted prior to determination of the planning application.

Neighbour Comments

No additional comments have been received.

Summary

- 2.2. The response from KCC Biodiversity does not significantly differ from the original comments submitted against the previous planning application 20240600, as laid out in the original Planning Committee Report, and no concerns were raised regarding ecological impacts.

3. Head of Planning Comments

Ecology and Biodiversity

- 3.1. An ecologist undertook a desk study and field survey of the Site in October 2024, including a UK Habitat Classification survey of the habitats present on-Site. This was supplemented by a further site visit in June 2025.
- 3.2. At the time of the visit in 2024, there were three structures present on-Site, which include two outbuildings formed of pallet wood (B1 & B2) and a metal shipping container (B3). These buildings showed no evidence of roosting bats, and no evidence of nesting birds was recorded.
- 3.3. Badgers and their setts are protected under the Protection of Badgers Act (1992). No evidence of badgers was recorded on-Site, including setts, latrines, paths or snuffle holes.
- 3.4. The report identifies that the hedgerows could be used as foraging and commuting corridors by bats as well as providing opportunities for nesting birds and shelter for small animals such as common amphibians and hedgehogs. Badgers and other species may cross the site, but the habitats present are considered to be of low value for wildlife, offering very limited

opportunity.

- 3.5. The proposed development is exempt from Biodiversity Net Gain (BNG) under the 'self-build' exemption.
- 3.6. IN 2024, a pre-commencement check for any new evidence relating to badgers prior to any construction activity was recommended and an update inspection was undertaken on 26th June 2025 and no badger evidence recorded.
- 3.7. A low-impact lighting strategy to protect foraging and commuting habitat for bats is recommended. A condition relating to lighting has been recommended, this is addressed via the previously proposed lighting condition.
- 3.8. KCC Biodiversity were consulted and have considered the Preliminary Ecological Appraisal (see comment above) and have raised no concerns relating to ecology.
- 3.9. Therefore, subject to the previously recommended conditions, as repeated below, the proposed development is in accordance with Habitat Regulations and Section 14 (specifically paragraphs 192 and 193) of the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Human Rights Act

- 3.10. In coming to this recommendation/decision consideration has been given to the rights set out in Article 8 (Right to Privacy) and Article 1 of the First Protocol (Right to Peaceful Enjoyment of Possessions) of the European Convention on Human Rights.

4. Conclusion

- 4.1. The Preliminary Ecological Appraisal has not raised any new ecological matters that has any implications for the previous officer report to Planning Committee (11 June 2025), there are no other material considerations that have arisen since which need to be taken into consideration. In addition, despite the Planning Inspectorate granting permission to a traveller site on Whitepost Lane, the Council still cannot demonstrate a five year land supply for traveller pitches. As such the previous conclusion and recommendations to Planning Committee still stand and do not require any amendments.
- 4.2. The previous reports conclusion is repeated below.
- 4.3. *It is recommended that the proposed change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy/Traveller occupation and associated hard and soft landscaping is GRANTED planning permission, subject to conditions.*
- 4.4. *The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of Gravesham. Therefore, the proposal would comply with criterion (a) of paragraph 155 of the National Planning Policy Framework (NPPF).*
- 4.5. *In March 2024, the council could not demonstrate a 5 year supply of deliverable pitches, this remains the case. Therefore, there is a significant shortfall in past delivery and future supply. Consequently, for the purposes of criterion (b) of Framework paragraph 155, there is a demonstrable unmet need for Gypsy and Traveller pitches within the Borough*
- 4.6. *The application has sufficiently demonstrated the intended occupants of the proposed pitches and meet the definition of gypsies and travellers as defined in Planning Policy for Travellers*

Sites, December 2024.

- 4.7. *A settled base will improve access to education and health services and sufficient supporting evidence has been provided with the application, as such the need of the applicant and his family has been met.*
- 4.8. *The proposal is not considered to have an adverse impact on the valued landscape. The resulting cumulative effect on the countryside and valued landscape would not conflict with the objectives of Policy CS12 (Green Infrastructure), CS17 (Traveller Sites) and CS19 (Development and Design principles) of the Local Plan Core Strategy and paragraph 187 of the National Planning Policy Framework (NPPF) 2024, which together seeks to conserve and enhance the natural environment.*
- 4.9. *The proposed development is within a sustainable location and is considered to meet the requirements of paragraph 110 and 115 of the NPPF (2024) and Policies CS01, CS02 and CS17 (LPCS) 2014.*
- 4.10. *The proposal would not represent a discordant feature in the countryside, as it would not be highly visible from public vantage points and would not sprawl into the local valued landscape. As such, the proposal would not result in urban sprawl or impinge on the rural character of the area. It would be in accordance with the guidance within the Gravesham Landscape Character Assessment, Policy CS02 and CS19 of the Local Plan Core Strategy that seek to ensure that new development conserves the overall landscape character.*
- 4.11. *The proposal would secure acceptable residential amenity for the occupants of the proposed mobile homes, and no harm is identified to the residential amenity of occupiers of residential dwellings on Pear Tree Lane. The proposal complies with policy CS19 of the Local Plan Core Strategy and paragraph 135 of the National Planning Policy Framework 2024, which seek protection of residential amenities for the occupiers of buildings and land.*
- 4.12. *The proposed scheme will safeguard future occupier amenity with the residential units complying with local and national standards, shared private amenity space, an improved access and sufficient natural light. Furthermore, the proposal would safeguard the amenity of neighbouring properties and is in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).*
- 4.13. *The proposal would comply with Policy T1 of the Gravesham Local Plan: First Review (1994), which seeks to mitigate the adverse impact of development on the highway network.*
- 4.14. *The proposal would not result in an unacceptable risk to ground water conditions and is in accordance with Policy CS19 (LPCS) and paragraph 187 (e) and 198 of the NPPF (2024) and the previous reason for refusal (1) has been addressed.*
- 4.15. *The proposed development would not result in any increased adverse impact on migrating birds using the Thames Estuary and Ramsar sites with the mitigation SAMMS payment being made. The development would therefore comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 192 and 193) of the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014), and the previous reason for refusal (2) has been addressed.*
- 4.16. *Overall, the proposal has overcome the previous reasons for refusal and complies with all relevant national and local planning policies, and it is recommended that planning permission is granted.*

Recommendation

As per Planning Committee's decision of 11 June 2025, that Planning Permission be granted, subject to conditions.

No changes are proposed to the planning conditions agreed at Planning Committee on 11 June 2025 (as set out within the Planning Committee report of 11 June 2025) and they are repeated below.

Suggested Conditions

Standard Conditions

Standard

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Planning Application Form

Planning Statement

Drawing No. 2024-PPP028v1-LocBlock – Location and Block Plans

Drawing No. 2024-PPP028v1-Mobile – Example Mobile Home

Drawing No. 2024-PPP028v1-DayRoom – Proposed Day Room

Drawing No. 25021-HOD-XX-ZZ-DR-C-5100 P01 – Engineering Layout

Foul Drainage Design Covering Letter

Reason: For the avoidance of doubt and in the interests of proper planning.

Within 2 Months of Determination

Hard and Soft landscaping

2. Within 2 months from the date of this decision notice, a hard and soft landscaping scheme, including a timetable for implementation and completion, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- The retention of existing boundary planting.
- Details of additional native tree, hedgerow and shrub planting around the site boundaries and to fill any gaps, to include their quantity, size and arrangements for aftercare.
- Details of biodiversity enhancements such as hedgehog, bird and bat boxes, and log piles.
- Details of hardstanding/surfacing.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the caravans hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with an agreed implementation programme. The completed scheme shall be managed and/or maintained thereafter.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Parking/Access

3. The approved access/parking/turning arrangements shall be laid out within 2 months of the date of this decision and thereafter shall be retained at all times when the caravans are in occupation until such time as they are required to be removed by virtue of condition no. 9.

Reason: In the interests of residential amenity and highway safety and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Refuse Storage Details

4. Within 2 months from the date of this decision notice, full details of the refuse storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the flats hereby permitted are first occupied and hereafter maintained.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Ongoing Conditions

No Generator

5. No generators shall be used within the site unless details are submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Lighting

6. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). Any details to be submitted shall also follow the recommendations within the Bat Conservation Trust and Institution of Lighting Professionals 'Guidance Note 08/18: Bats and Artificial Lighting in the UK' (or subsequent updates). The development shall thereafter be carried out in accordance with the approved details and maintained as such thereafter.

Reason: In order to limit the impact of the lighting on wildlife with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Caravan Numbers

7. No more than 2 static mobile homes and 2 touring caravans shall be stationed on the site at any one time.

Reason: To reflect the permitted use and its location in the Green Belt in accordance with paragraphs 81 and 153 of the National Planning Policy Framework 2024, Policy CS07 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

Removal of PD Rights

8. Notwithstanding the provisions of Article 3, Part 5, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional caravans shall be stationed on the site.

Reason: To ensure that any future increase in the number of caravans at the application site can be assessed in relation to the impact on the Green Belt and in accordance with paragraphs 81 and 150 of the National Planning Policy Framework 2024, Policies CS02, CS07, CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

Discontinuation of Use

9. When there is no longer a need for the site for the stationing of the static caravans, the use hereby permitted (including all associated Day Room, container, bin storage, parking/turning areas, amenity space, drainage, etc) shall be discontinued and all caravans and operational development shall be removed from the site and the land restored to its former condition no later than 6 months following the cessation of the use.

Reason: In the interests of the protection of this rural site in the Green Belt in accordance with paragraph 139 of the National Planning Policy Framework 2024 and Policy CS02 of the Gravesham Local Plan Core Strategy 2014.

Informatives

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is

proposed, applicants are advised to seek advice from the Local Planning Authority as proceeding without the necessary permissions could nullify this permission.

3 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4 NAMING & NUMBERING

As a result of the proposal, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered. The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

5 CODE OF PRACTICE FOR CONSTRUCTION/DEMOLITION SITES WITHIN THE BOROUGH OF GRAVESHAM

This Code of Practice relates to all building sites in Gravesham and is given to ensure best practice is achieved equally throughout the borough. All aspects of the code apply to every building site and will only be altered on an individual basis if there are found to be special circumstances on that particular site. Any amendment made will be in writing by an authorised officer of the Environmental Health Department. The following circumstances are given where consideration will be given to a variation in the Code of Practice:-

- a) Where occupiers of noise sensitive properties are unlikely to be affected by the works.
- b) Where the work cannot be carried out during the hours specified because of the requirements of another authority such as the emergency services, utilities, traffic management authorities etc.
- c) Where the site location is isolated or where the works are in a mainly commercial/industrial area with few residential properties.

In all the above cases the onus will be on the applicants to provide written justification as to why the code should be varied. When making such a statement the applicant must include the following information where appropriate:-

- i) Location, nature and duration of works.
- ii) Measured/predicted noise levels and background levels.
- iii) Measured/predicted vibration levels.
- iv) Proximity and numbers of residential properties.
- v) Evidence of public consultation/information to persons likely to be affected.
- vi) Written evidence from the appropriate authority (in instances where b) above applies).

In order for adequate consideration to be given by this Council to a request for deviation from the Code of Practice, any proposal must be provided in writing to the Environmental Health Services Manager at least fifteen working days prior to the works starting.

NB The start up and close down periods are not to be regarded as an extension to the normal working day.

Where the site boundary/entrance is located adjacent to noise sensitive areas it must be ensured as far as possible that vehicles do not arrive on site outside the times laid out above. Where this is found not to be possible, drivers of vehicles arriving at the site before it is open must not leave the vehicle's engine running or cause other excessive noise/pollution whilst they are waiting.

On the site itself, best practicable means as defined in section 72 of the Control of Pollution Act 1974 to reduce noise to a minimum shall be employed at all times.

Compliance with BS5228 Part 1:1997 'Noise control on Construction & Open sites' is expected as a minimum standard. This requires amongst other things that all plant and machinery in use shall be properly silenced, maintained and used in accordance with the manufacturer's instructions.

Criteria and procedures for vibration control are assessed using different parameters as follows:

- * Vibration Dose Values (VDVs) are used to protect the occupants and users of buildings from disturbance. (VDVs are defined in BS 6841 and their application is discussed in BS 6472).
- * Peak Component Particle Velocity is used to protect buildings from risk of physical damage. These are assessed in accordance with BS 7385.

Best Practicable means shall be used to control vibration levels so that the following Vibration Dose Values measured on a normally loaded floor in accordance with BS 6472:1994 are not routinely exceeded as a result of works.

Building Type	Period	VDV (ms ^{-1.75})
Residential Buildings, Educational Establishments, Offices and similar	Normal working hours	0.4
Commercial	Normal working hours	0.8

Best Practicable Means shall be used to control Peak Component Particle Velocity measured at the base of any building in accordance with BS 7385 does not routinely exceed a level of 10 mm/s.

In instances where complaints of vibration are received within any adjacent property then the contractor shall immediately take all measures necessary to demonstrate that the vibration levels are below the limits shown in the paragraphs above.

Where the results of any monitoring indicate non-compliance with the limits stated above, the contractor shall immediately change the method of working, and/or the plant being used. Prior to the work recommencing, the contractor shall satisfactorily demonstrate that the new arrangements satisfy the vibration limits.

DUST

Dust suppression techniques shall be used on site where significant quantities of spoil or fine aggregates are stored and/or where the site location is such that it is likely persons living in residential properties are going to be affected by wind blown dust.

Spoil temporarily placed on site shall be located as far away from sensitive properties as possible. The height of stored material shall be kept as low as is practical and water sprayed onto the surface of the piles shall be used as appropriate to keep the surface damp.

Where longer term storage of fine aggregates and other potentially dusty material is necessary, suitable storage facilities shall be used where practicable in order to screen these materials from the

wind. This stored material shall be located so that it is as far away from sensitive properties as possible and measures to prevent wind blown dust shall be adopted. These shall include:-

- * keeping the height of stock piles as low as possible,
- * using water sprays as appropriate whilst minimising the production of excessive runoff,
- * minimising the re handling of dry construction materials and spoil,
- * keeping the loading drop heights to as low as possible,
- * where appropriate applying the surfaces of roads on site with water sprays as necessary and/or using wheel-washing facilities.
- * all materials transported to and from the site shall be conveyed by suitable vehicles in enclosed containers or using other adequate wind shielding measures such as sheeting.

The person responsible for the site shall keep on site a daily log book which will be available to visiting authorised officers and shall list the following:-

- * the conditions on site,
- * whether any wind blown dust was visibly coming off the site,
- * what control measures were carried out, and
- * what the results of these were.

COMMUNICATION

It shall be a matter of priority for a contact name and telephone number to be set up in order to enable ready two-way communication and contact with the council and local residents. In cases where work likely to cause a disturbance is to be carried on out of normal working hours, the phone line would be manned whilst the work is ongoing.

LIGHTING

Where security and/or site lighting is used, this shall be located and directed or screened so that it does not cause undue intrusion to adjacent occupied residential properties, or sensitive areas, or constitute a road hazard, and shall be chosen to limit light pollution effects such as "glow in the sky".