Lyminster Cottage Environmental Impact Statement.

We recognise that there is responsibility to the environment beyond legal & regulatory requirements. We are committed to reducing our environmental impact & continually improving environmental performance as an integral part of the cottage renovation & improvements.

Dan Harrison and Rob Davies are responsible for ensuring that as little environmental impact occurs as possible, however, we will also be reminding any contractors etc. that we believe this to be of upmost importance.

We endeavour to:
- Comply with all relevant regulatory requirements.
- Monitor and improve our performance to reduce environmental impacts.

None of the applied for works have any significant impact of the topography of the area.

None of the applied for works have any larger impact on sewer and drainage.

None of the applied for works will have any impact on local natural resources.

Most solid waste will be contained within the boundary of Lyminster Cottage to improve levels etc. alongside being utilised as solid base for the proposed driveway works.

None of the applied for works has potential to release pollutants to land or air.

The project will create and element of noise & vibration at various stages, we will be committed to best practicable means to ensure these are kept to a minimum. This means control at source such as correct use of tools/plant, considerate working hours that comply with regulations and consultation with neighbours including contact details to ensure a good working relationship. Having permission granted for the proposed driveway will also help with access for plant etc. keeping noise to a minimum.

The project will not cause any release of light, heat, energy or magnetic radiation.

None of the applied for works will cause contamination of land or water in any instance.

None of the ground is known to have any pollutants that could cause issue nor affect the project.

Any accident risk will be fully considered at each stage of the project and measures monitored and put in place.

No part of the project will have risk to the population.

No part of the project posses any risk to water resources.

No part of the property has any protected terrestrial, avian or marine species.

There is an oak tree to the rear of the property that has a TPO, all precautions will be taken to ensure the protection of the tree and any root systems.

There is part of the works where a listed wall to the roadside of the property will be affected, this is detailed within the application documents but is paramount to the project in every part to ensure works can commence.

No part of the project will be highly visible to the public with the exception of the driveway entrance.

No part of the property has any route used by the public.

Whilst there is a busy transport route adjacent to the project that is susceptible to congestion the only part of the proposed project that could have any affect would be construction of a drop kerb, this would be carried out if granted by highways and should have very little impact. Should the driveway section of works not be granted all materials etc. would have to be transported across the road and deliveries craned over the wall, this could potentially cause issues with traffic congestion for roadside drop offs and collections.

There are no community facilities nearby that would be affected by any part of the project.

No future plans or land uses around the property have any effect on the project.

No part of the property is susceptible to earthquakes or adverse climatic conditions.

We believe the risk of cumulative affects for any of the above to be very low in risk.

We believe that the project is not likely to result in any transboundary effects.

Where ever possible we will be encouraging deliveries to be loose tipped should permission of the driveway be granted over bulk bags and deliveries heavy in plastics, paper and pallets.

All efforts will be made to ensure the boundary to the road will be kept clean, free from debris and that no access can be gained by the public for the duration of the project. Regular sweeping and cleaning of the footpath undertaken to ensure there is little impact on the overall look of the local area and the pathway remain safe for pedestrians.