

**From:** michael keyse <[michael.keyse@outlook.com](mailto:michael.keyse@outlook.com)>

**Sent:** 13 April 2021 11:03

**To:** Webster, Gemma <[Gemma.Webster3@herefordshire.gov.uk](mailto:Gemma.Webster3@herefordshire.gov.uk)>; mark miller

**Subject:** Fw: Dillydoun Cottage planning 210759

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Dear Gemma

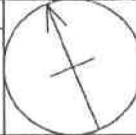
With regard to the above application and the objection from Mr. Thomas Atkinson who believes that some of the land forming the parking bay may be on his property please find attached a copy of the H M Land Registry plan title number HW156709 to confirm ownership is with the applicants.

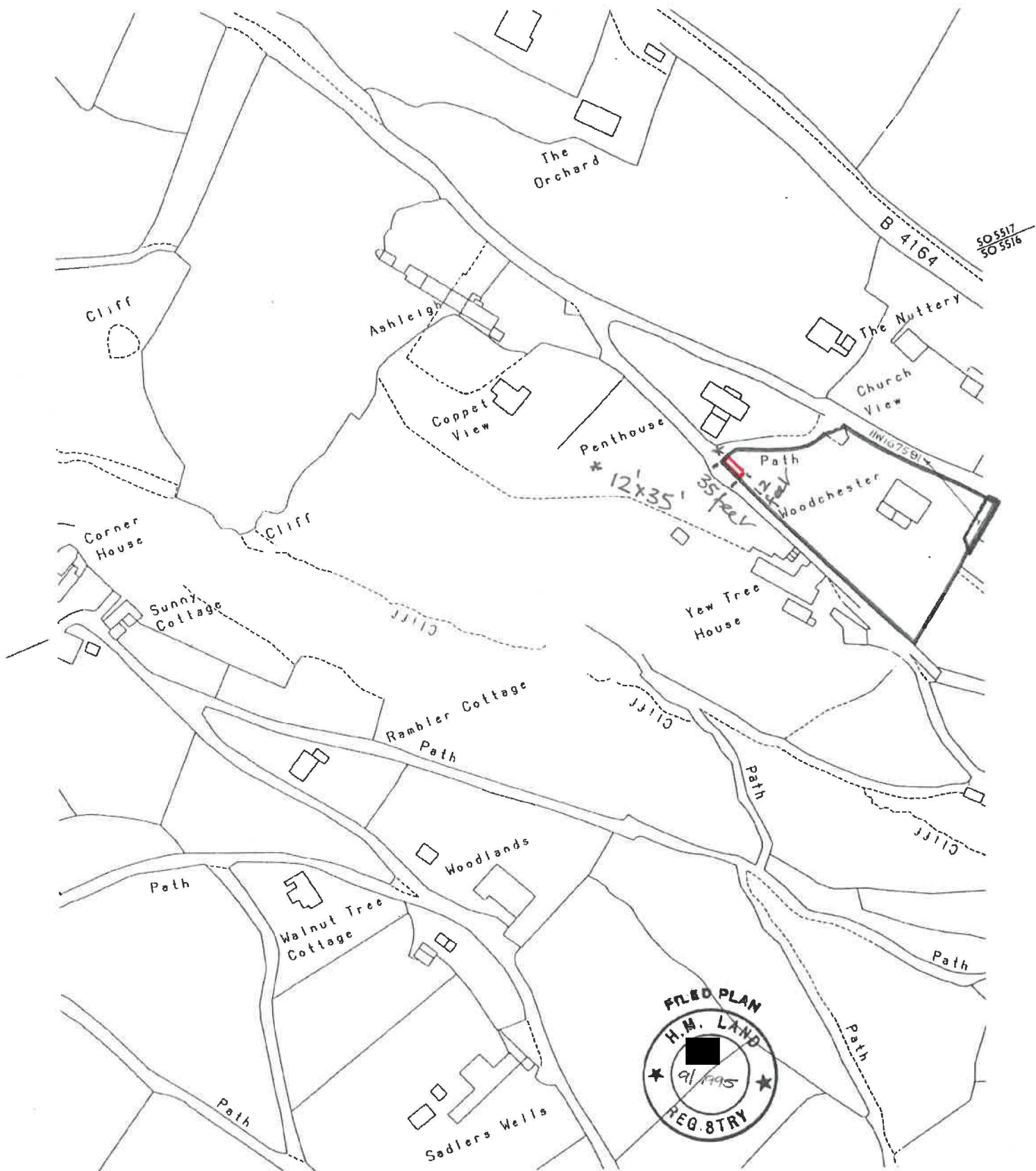
Please also note that the property, contrary to the comment from the Environmental Health officer is not in a radon area as confirmed by the attached risk report.

Best regards

Michael

01600 890554

H.M. LAND REGISTRY		TITLE NUMBER		
		HW156709		
ORDNANCE SURVEY PLAN REFERENCE	S05516	SECTION	A	
		Scale 1/1250 Enlarged from 1/2500		
COUNTY	HEREFORD AND WORCESTER	DISTRICT	SOUTH HEREFORDSHIRE	
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## Radon Risk Report for addresses in England and Wales

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Address searched: Woodbine Cottage, Symonds Yat, Ross-on-Wye, HR9 6BW

Date of report: 13 April 2021

### **Guidance for existing properties**

#### **Is this property in a radon Affected Area? - No**

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

#### **The estimated probability of the property being above the Action Level for radon is: 0-1%**

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from PHE or <https://www.ukradon.org>

### **Guidance for new buildings and extensions to existing properties**

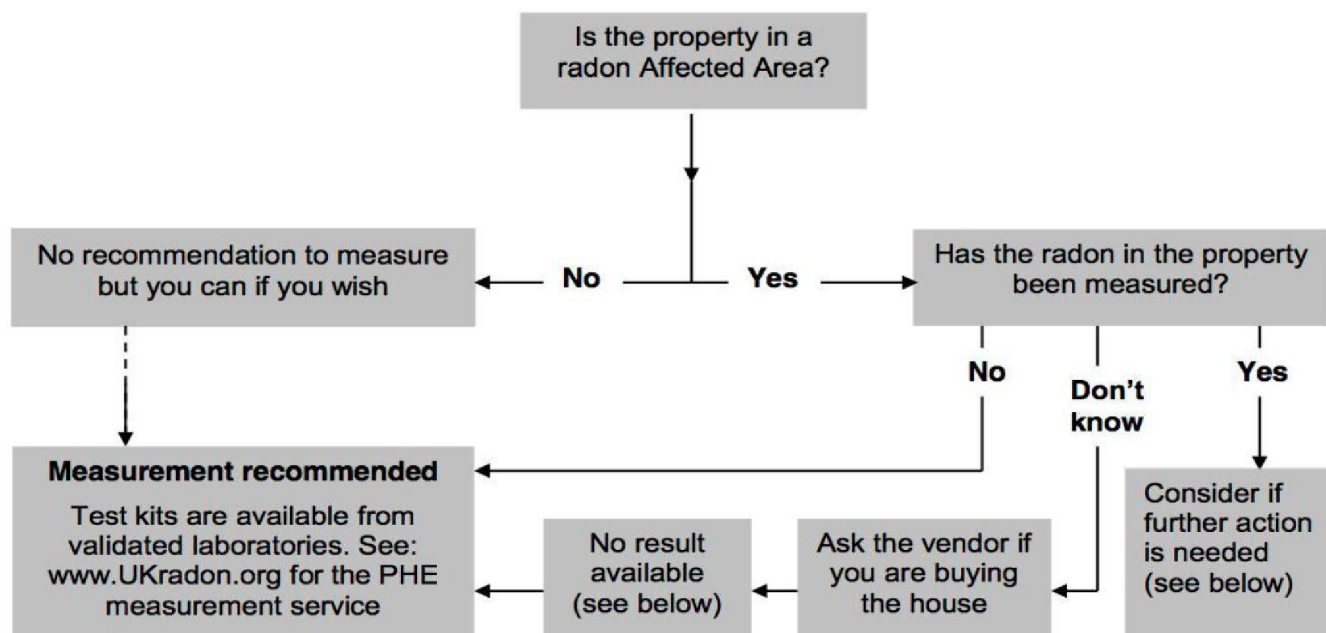
#### **What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None**

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.



## PHE guidance for occupiers and prospective purchases



**Existing radon test results:** There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

**Radon Bond:** This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

**High Results:** Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m<sup>3</sup>), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m<sup>3</sup>; these groups have a higher risk. Information on health risks and radon reduction work is available from PHE. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

PHE designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/page.jsp?id=3137>