Reserved Matters Supporting Statement

Application for Approval of Reserved Matters (Landscaping and Layout) pursuant to Outline Planning Permission ref. APP/19/00542 for backland development of 4 No. One bedroom cottages.

Partial Discharge of Conditions 7 (Construction Management Plan) and 8 (Contamination), Discharge of conditions 16 (Ecological Enhancements), Condition 18 (Traffic Control), Condition 19 (Means of Enclosure) and Condition 22 (Mitigation).

Land Rear of 70-76 West Street, Havant, PO9 1LN

Prepared on behalf of Mr L. Kane

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0.0 Generally

0.1 The conditions this document pertains to are as follows:

Condition 7

No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall cover:-

(a) Proceedures and logistics for managing deliveries at the site, including parking, loading, materials handover and transport to secure storage areas, and the means of minimising the risk of release of fuel and other materials capable of causing harm to health or the environment;

~~(b) Provisions for the segregation and storage of wastes destined for both disposal and for recycling, and details on the procedures and logistics for collection and transport from the site;~~

(c) Measures to ensure safe pedestrian movement on the public highway and footpaths;

(d) The means of minimising dust, smoke and fume emissions from the site during construction works, including minimising dust emissions from vehicles transporting materials or waste from the site;

(e) The means of preventing track-out of mud and spoil on to the highway, and preventing runoff from the site adversely impacting adjacent surface waters;

(f) The means of minimising noise and vibration arising from construction processes;

~~(g) Details of the training of site operatives to follow the Construction Management Plan requirements; and~~

~~(h) Details in relation to measures for surface water management during development.~~

Condition 16

No above ground development shall commence unless and until details of ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the dwellings and maintained in accordance with the approved details.

Condition 18

The development hereby permitted shall not be occupied prior to the submission of details to and their approval in writing by the Local Planning Authority in relation to traffic control measures with regard to the 'tunnel' through the existing building.

The traffic control system shall thereafter be carried out prior to occupation and maintained in accordance with the approved details thereafter.

Condition 19

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or reatining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Condition 22

The development hereby permitted shall not be occupied until:

a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter.

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

0.2	Reference Drawings	21123-161	Ecological Enhancements Plan
		21123-561	Proposed Bike Sheds
		NJC-001	Swept Path Tracking

0.3 Appendices

A Measures for the Suppression of Dust during Demolition and Construction Works

B Measures to Prevent Mud on the Highway

C Measures for the Management of Noise and Vibration during Demolition and Construction Works

D External Lighting for Biodiversity

1.0 Construction Management

1.1 The works generally comprise the construction of 4 No. one bedroom cottages with associated parking and amenities.

1.2 As a contractor has not yet been finalised, some details are as yet unknown and therefore only a partial discharge of Condition 7 is being sought at this time.

Hours of Work

1.3 Construction works will be limited to the following hours:

08:00 – 18:00 Monday to Friday.

08:00 – 13:00 Saturday

Strictly no Sunday or Bank holiday working will be permitted

Materials

1.4 The person carrying out the works should arrange for the timely purchase and delivery of materials to prevent delays in construction.

1.5 All materials shall be stored correctly to avoid damage by damp, excess moisture, rain, or daylight, and shall be stored securely to prevent theft.

1.6 The person carrying out the works should plan delivery schedules in advance to reduce the number and length of journeys.

1.7 Where possible, materials and goods should be purchased from local suppliers.

Traffic Control to minimise disruption to neighbours and the local environment

1.8 West Street is busy at all times of the day with vehicles, however the site itself is situated well back from the road and accessed via a private driveway.

1.9 Deliveries of material and contractors will be instructed to approach the site from the A36. Further instructions will be given to. At this location deliveries should take

place no earlier than 9:30am and no later than 2pm, to ensure deliveries avoid busy times such as rush hour and local school drop offs.

1.10 Site directions will be compiled and provided to all contractors, suppliers and visitors.

1.11 During any work the existing roadways will remain clear for vehicles and access for emergency vehicles at all times.

1.12 As the site is set back from the road, there is ample room for deliveries to drive directly on to the site without the need to stop on West Street, thereby reducing traffic impact to neighbours and other road users.

1.13 A site entrance sign when necessary will be erected to avoid vehicles missing the site and needing to turn further down the road.

1.14 A hammer head (turning zone) vehicle zone will be on site to avoid vehicles from needing to reverse on to West Street. Please refer to the accompanying Swept Path Tracking Plan.

1.15 All site personnel and visitors must wear at all times hi-visibility vests/ jackets whilst on site.

1.16 All deliveries to the site must be notified to the project lead 24 hours prior to arriving on site.

1.17 All deliveries and contractors will be advised to be aware of the presence of other vehicles, pedestrians and footpath users and visitors at all times.

1.18 Weekly delivery schedules will be compiled, where necessary, and daily discussions will be undertaken with my supply chain to pre-arrange timed delivery of materials and movement of plant and equipment.

1.19 Contractor's parking to be limited on site. Under no circumstances will any parking be permitted on West Street or any surrounding roads.

1.20 All orders placed with suppliers' contractors will contain this information as detailed above.

Control of dust – See Appendix A for further details

Prevention of mud on the highway – See Appendix B for further details

Control of Noise and Vibration - See Appendix C for further details

Noise Health and Safety on Site

1.21 All contractors will be reminded of the need to select equipment and plant that reduces vibration and noise to the lowest achievable level.

1.22 Contractors will also take into account when completing Risk Assessments that they must reduce noise and vibration exposure by such means as taking regular breaks, reducing the time of use on the equipment, enforce use of PPE for noise and vibration and encourage operatives to keep warm and promote exercise for better circulation in the body.

1.23 Contractors must first consider reducing at source and selecting low emission equipment. PPE is a last resort and is unlikely to reduce the exposure figures.

1.24 Contractors working on site must ensure that the vibration figures for all tools are known and personnel exposure figures are provided to personnel to allow them to monitor action and limit values.

1.25 When there is a need for health monitoring when carrying out specific work with noise producing plant or equipment or vibratory tools then evidence of this will be required from the contractor prior to commencing work on site.

2.0 Ecological Enhancements

2.1 The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.

2.2 Currently, the site is derelict and much of the ground is covered in concrete hardstanding. Given the site location, adjacent to an industrial estate and a main road, it is unlikely that there are any protected or priority species currently found within the site. However, as per the Approved Landscape Assessment and Method Statement, the site benefits from some existing boundary planting which shall be retained as per drawing 17023-161 to maintain a green 'buffer zone' between the residential zone and industrial estate to the north. There is also a small watercourse to the north and planted pedestrian footpath to the east.

2.3 As per the Approved Landscape Assessment and Method Statement, where the existing boundary has thinned out or is of poor quality it is to be augmented with a native hedgerow mix as follows:

- Hawthorn (Crataegus monogyna) 50%
- Dog Rose (Rosa canina) 10%
- Field Maple (Acer campestre) 10%
- Guelder Rose (Viburnum opulus) 10%
- Hornbeam (Carpinus betulus) 10%
- Wild Privet (Ligustrum vulgare) 10%

All plants to be sourced and planted as per the approved specification.

2.4 The hedge is to be undersown with Emorsgate seed mix EH1 Hedgerow mixture or equivalent and fenced off from the proposed private gardens to prevent removal by future occupants. Management of the hedge planting is to be under the control of the designated management company.

2.5 Hedges are an important wildlife habitat, providing shelter and food for a diverse range of invertebrates, birds, mammals, and even our native amphibians. Hedges also create 'wildlife corridors' that help species move between habitats when foraging.

2.6 Areas of amenity grassland to be sown with a species-rich seed mix for lawns such as Emorsgate seed mix EL1 and EG1 (or equivalent).

2.7 Two new trees are proposed to screen the bin and bike storage. The compact and pollution tolerant native Field Maple (Acer campestre) is recommended. Specimens to be Selected Standard size with a minimum size of 10mm trunk diameter and 3m height.

2.8 Lightweight green roof systems suitable for domestic outbuildings are now readily available. Research suggests that they not only assist in controlling surface water runoff but also result in around a 10% increase in insect activity for every square metre laid. Each bike shed will provide approximately 8m2 of green roof.

2.9 Bird boxes should be located in a sheltered area at least 1m above the ground; ideally, if a suitable tree or wall is available, the bird box should be 3m above the ground. It is recommended that each bin store has a box fitted on the south side. An Ibstock swift brick should also be fitted near the eaves of each cottage.

2.10 Bat habitats should be located in an open, sunny position 3m to 6m above ground level. In this case, Ibstock bat bricks fitted to the gables of the proposed cottages are recommended.

Please see Appendix D for details of recommended external domestic lighting in relation to local wildlife.

2.11 All fences are to be fitted with a 'hedgehog highway', a small hole cut into the base of the fence to provide connections between gardens and allow hedgehogs to forage across a wider area.

3.0 Means of Enclosure

3.1 Please refer to drawings 17023-161 for the location of proposed new fencing. All new fencing is to be comprised of 1.8m high close-boarded treated timber panels with concrete posts and gravel boards.

Discharge of Standard Planning Conditions
Measures for the Suppression of Dust during Demolition and Construction Works

Purpose

Some Planning approvals are Conditional upon details of dust suppression measures being agreed with the Local Planning Authority before works commence. This Practice Note seeks to provide that information.

Background

Demolition works in particular, and some construction processes (eg. concrete cutting) generate fine dust which can be a source of annoyance and a health risk. Temporary haul roads and dispersal areas can be a source of dust from materials and traffic movements, especially during periods of warm and dry weather. Dust can be minimised at source and at transmission by appropriate controls and by damping down with water sprays.

Equipment to be Maintained on Site During Demolition and Construction Works

- Hose with spray nozzle.
- 'Boom' spraying attachment – as in lawn sprinkler / sprayer.
- Water bowser with sparge pipe attachment.
- Dust sheets.
- 1.8 meter high folding sight screens.

Method Statement

Consider dust creating and promoting activities when planning work.

Make extra allowances for dust in dry weather.

Be aware of wind directions and the effects of others down wind.

Where necessary, provide, fix and maintain suitable screens or awnings to screen the building works and scaffold so as to effectively minimise dust and debris from falling or being blown over the boundaries.Provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the premises.

No sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise its emission from the premises is permitted.

Damp down demolition areas <u>before</u> dismantling.

Damp down refuse stacks in dry and in windy weather.

Damp down haul roads and dispersal areas in dry and in windy weather.

Sheet down fine particulate materials in dry and in windy weather.

Provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the premises.

All skips used for the storage of waste shall be kept covered so far as is reasonably practicable.

Further Information

HSE Information Sheet 54 – Dust Control – Concrete Cutting Saws.
HSE 'Top Tips for a Healthy Workforce' – Dust Prevention.
HSE Case Studies – 'Dust suppression on dusty roads'.

Discharge of Standard Planning Conditions
Measures to Prevent Mud on the Highway

Purpose

It is a common feature of Planning Approval notices, to include a Condition to agree with the Local Planning Authority, measures for the prevention of transferring mud from the approved site onto the public highway. Sometimes referred to as the 'wheel wash' Condition.

On large sites it will be possible to provide a formal truck washing facility within the site, in which case specific recommendations will be made.

The following notes relate to the appropriate measures to be taken for small sites where full facilities cannot be provided, but where there is still a clear responsibility not to transfer mud onto the highway.

Equipment to be Maintained on Site During Groundworks

- Water supply hose with control valve.
- Buckets.
- Stiff hand brushes and long handled brushes.
- Long handled shovels.
- An electric pressure washer and lance.
- Temporary hardstanding (Wash down area). This could be an area of hardcore from demolitions, the base course for a car park, or if neither is appropriate, temporary road sheets to provide a clean standing area for washing vehicles.
- Sludge pump. Optional to clear silt from the washdown area, depending on local conditions.

Method Statement

1. Minimise vehicle movements into the site. Endeavour to unload delivery vehicles at the entrance or 'crane off' from the highway.
2. Endeavour to load 'muck away' vehicles at the site boundary, such that they do not enter site.
3. For soiled vehicles, remove mud from wheels, allow to drain off, clear mud from exit route, discharge vehicle, clear any mud transferred onto highway back into site area.

Discharge of Standard Planning Conditions
Measures for the Management of Noise and Vibration during Demolition and Construction Works

Purpose

Some Planning approvals are Conditional upon details of noise mitigation measures being agreed with the Local Planning Authority before works commence. This Practice Note seeks to provide that information.

Method

Best Practicable Means (BPM) of noise control will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities. The general principles of noise management are given below:

Control at source:

- Equipment – noise emissions limits for equipment brought to site.
- Equipment – method of directly controlling noise e.g. by retrofitting
- controls to plant and machinery.
- Equipment - indirect method of controlling noise e.g. acoustic screens.
- Equipment - indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. vibratory piling techniques or hydrodemolition as opposed to more conventional but noisier techniques; selection of quieter tools/machines; application of quieter processes.

Control across site by:

- Administrative and legislative control.
- Control of working hours.
- Control of delivery areas and times.
- Careful choice of compound location.
- Physically screening site.
- Control of noise via Contract specification of limits.
- Noise Monitoring, to check compliance with noise level limits, cessation of works until alternative method is found.
- Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. This may best be addressed by tool box talks and site inductions

Best Practicable Means

BPM are defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990 as those measures which are:

"reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to financial implications".

The Environment Agency requires contractors to consider mitigation in the following order:

BPM as identified above, including:

- Noise and vibration control at source: for example the selection of quiet and low vibration equipment, review of construction methodology to consider quieter methods, location of equipment on site, control of working hours, the provision of acoustic enclosures and the use of less intrusive audible warnings such as broadband vehicle reversing alarms;
- Screening: for example local screening of equipment or perimeter hoarding; and
- Where, despite the implementation of BPM, the noise exposure exceeds the criteria defined in this Construction Noise and Vibration Management Plan, or where there are residents who would still be affected (eg shift workers, young mothers, the elderly, sick or disabled residents) the Agency would offer temporary relocation if required. These residents will be identified prior to works taking place. The recommendations of BS5228: 2009+A1:2014 'Code of practice for Noise and Vibration Control on Construction and Open Sites', will be implemented, together with the specific requirements of this management plan.

Noise and Vibration Control Measures

The Contractor will be required to adopt the following specific measures:

- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements;
- HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms;
- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use;
- All pneumatic tools will be fitted with silencers/mufflers;
- Care would be taken when unloading vehicles to avoid un-necessary noise;
- The use of particularly noise plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;
- Restrict the number of plant items in use at any one time;
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors;
- Reduce the speed of vehicle movements;
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;
- When replacing older plant, ensure that the quietest plant available is considered;
- Drop heights will be minimised when loading vehicles with rubble;

- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors;
- Local hoarding, screens or barriers should be erected to shield particularly noisy activities;
- Any piling to be carried out with the method that minimises both noise and the transmission of vibration to sensitive receptors;
- Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors; and
- Hours of operation should be strictly enforced and any deviations other than those previously identified will be with the consent of the local authority.

The Contractor shall also normally limit vibration levels arising from site activities at any residential building between 0800 and 1800 hours weekdays, 0800 to 1300 hours Saturdays to a peak particle velocity of 1.5mm/second in the vertical direction. No perceptible vibration is permitted in such buildings at any other time. Exceptionally for short periods not exceeding 2 hours in any weekday, vibration levels of up to 2mm/sec may be permitted at the discretion of the Environmental Health Officer. Where vibration occurs, reference should be made to ISO 2631 - Whole Body Vibration and BS6472 - Human Response to Vibration in Buildings.

Householder External Lighting for Biodiversity

Changes in lighting can affect commuting, foraging and roosting bats. The following (modified from Bats and Lighting in the UK (ILP 2018)) should be undertaken:

- Any lighting should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible.
- This lit area must avoid being directed at, or close to, any retained vegetation, new bat boxes, or other potential habitats.
- A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats, as well as people and other wildlife.

For any security lighting, the following should also apply:

- It is rarely necessary to use a lamp of greater than 2000 lumens (150W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for wildlife.
- Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed.
- If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.
- The requirement for security lighting in each instance should be carefully considered and only used where absolutely necessary to deter crime. The use of non-UV LED lighting (preferably using warm spectrum wavelengths of <3000 Kelvin) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

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