

APP/15/01233 under condition No.9. Any alternative details in relation to piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: *Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March.*

APP/19/00383 - Variation of condition 2 of Planning Permission APP/18/00478 to vary approved plans relating to amended siting of unit.
, WD,14/08/2019

APP/19/00875 - Variation of condition No.2 of Planning Permission APP/18/00478 relating to amendment to approved plans., Permitted 3rd December 2019

Officer Comment:

This is the application including condition 9 which the current application is seeking to amend:

9 Piling or any other foundation designs using penetrative methods shall be carried out in accordance with the details discharged under planning permission APP/15/01233 under condition No.9. Any alternative details in relation to piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: *Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March.*

3 Proposal

Application for variation of condition 10 of planning permission APP/18/00478 and condition 9 of planning permission APP/19/00875 relating to revised piling arrangements.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

LP3	(Leigh Park Mixed Use Allocations)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

Final Comments:

Environment Agency position

We have no objection to the variation of the conditions relating to piling techniques (Condition 10 of planning permission APP/18/00478 and Condition 9 of planning permission APP/19/00875).

Advice to Applicant

Thank you for providing confirmation that the piles will not penetrate the full thickness of the London Clay. As requested previously, we would highlight that the Discovery Strategy needs to be robustly implemented, as required by Condition 8 of planning permission ref: APP/18/00478.

Officer Comment: This condition has been re-imposed as condition No.7 in the current application.

Further Comments:

We have reviewed the information as submitted and have the following comments.

This application is for a variation in the piling method from continuous flight auger piles to driven quiet hammer piles. The site is within the Source Protection Zone 1 c for Portsmouth Waters public water supply at Havant and Bedhampton springs. The chalk aquifer is overlain by in excess of 50m of London Clay deposits, which will protect the underlying groundwater in the principal aquifer and therefore we have no objection to this variation providing a full piling risk assessment is submitted for review prior to any piling works commencing.

The piling risk assessment needs to demonstrate that there is no risk to the underlying Chalk aquifer and that the piles will not penetrate the full thickness of the London Clay. The risk assessment should confirm the underlying geology comprises structurally sound, impermeable clay to a depth of at least 1 m below the maximum depth of the anticipated piles.

In addition the piling presents a risk of mobilising any contamination and impacting the adjacent Rider's Lane stream. The Discovery Strategy (Condition 8 of APP/18/004 78) needs to be robustly implemented and works stopped if any sign of contamination is

identified. Any previously unidentified contamination will need to be appropriately investigated.

Original Comments:

Environment Agency Position

We have no objections to the proposed variation of this condition, providing there is no change to the method which detailed the use of Continuous Flight Auger (CFA) Piling at this site.

Environmental Health

Environmental Control Officer:

Final Comments

I note that both the EA & Portsmouth Water Company concur with the my assessment of risk, and have raised no objection. I have looked over the draft conditions, and have no comments to make. I raise no objection to the determination of this application with the draft conditions.

Further Comments:

The calculations are not as accessible to the lay-reader as I had hoped, and I had expected the document to represent the pile calculations and not the structural member specification. The Calc document indicates that foundations design is to be undertaken 'by others', and refers the reader to column loadings contained within the structural calculation.

Whilst the calculation document is not quite what I expected, the critical element for me is the bearing capacity of the strata underlying the site (indicated of the Static-Pile design sheet), relative to the loading capacity of the selected 250mm pre-cast driven piles. Taking the maximum pile load of 323 kN as a given (value taken from the email chain - I assume that the design parameter refers to the total design column load for node 66 of 646 kN, halved to give the per-pile loading for paired installation beneath each pile cap), the submission confirms that piles are unlikely to exceed 13m maximum depth and so are extremely unlikely to penetrate the London Clay unit. This essentially rules-out significant pathway creation to the principal aquifer.

The submitted documents are sufficient to enable fully informed comments to be made by consultees. Comments made previously about the relative risks of different piling methods are considered to remain applicable, and I am comfortable to rationalise the approach as previously indicated, taking the baseline water quality and aggregate risk into consideration. I would reiterate a 'raise no objection' response from Environmental Health on that basis, subject to the opinion of the EA on risks to the secondary aquifer & riders lane stream.

Original Comments:

I have read the supporting documentation to this application, alongside representations made by relevant external consultees.

I would firstly highlight that both the Environment Agency (EA) and Portsmouth Water Company (PWC) raised no objections subject to the use of Continuous-Flight (CFA) piling techniques, as previously approved. It is clear from both the information from

Roger Bullivant, and application cover letter that driven piles are proposed.

This being the case, I would interpret both the PWC & EA representations to be objections to driven piles, and so to a positive determination of this application. I would recommend that both the EA & PWC be reconsulted making absolutely clear that driven precast piles are proposed.

I also note that PWC's response also contained a caveat that the termination depth be shallower than 'Base of London Clay minus 1.0m'. The proposed pile cap layout (7275/ST/01 rev A) contains the following note: "This drawing is to be read in conjunction with 7275_CALCS_Rev B & all other structural drawings, and the Architect's working drawings.", of which it is notable that 7275_CALCS_Rev B in particular has not been submitted within this application.

It is anticipated that this document would confirm the anticipated pile depths, which could then be related to the confirmed stratigraphy at the site. I note that the submitted ground investigation reports infer a thickness of London Clay of -150m, however with reference to available BGS borehole records for this area it is apparent that 'soft grey limestone' may be present at depths as shallow as 34m below ground level. It is unclear from the record whether this limestone is likely to be associated with a chalk deposit, but it's description, legend (shown with 'blocky' structure), and annotation suggests a soft calcium carbonate (chalk-like) limestone, so it is considered possible that it is contiguous with the principle aquifer.

Whilst I don't believe it likely that pile depths will approach the 30m mark, the substantially reduced number (from -500, to -170) may in part be achieved by an increase in pile depth. I am also mindful that the engineers may have chosen to ignore the bearing capacity of the variable deposits; made ground (>5.0m thick in places) and head (>2.0m thick in places), meaning that the pile length may be as much as 7.0m just to meet its founding strata. I expect confirmation (that pathways to the chalk will not be created) to be a formality, but we should seek confirmation nonetheless.

The Soiltechnics report (submitted previously, and referred to in the Roger Bullivant information) refers to the Bognor sand being 'effectively impermeable'. I would point out that this refers to it's suitability for infiltration drainage, and is probably not a fair characterisation of the unit with respect to it's ability to function as a secondary aquifer (as per it's EA designation).

Environmental Health's view is that the Bognor Sand member is likely to be variably permeable (depending on silt content and coarseness of sand, both of which vary within the local unit), and is likely to function as a secondary aquifer, contributing to the base flow of the riders lane stream. Made ground is considered to be contiguous with the secondary aquifer, and there is considered to be a degree of hydraulic continuity between the aquifer and the surface water. This is relevant to the EA's caveat (who's remit is controlled waters, including surface waters), and of negligible relevance to PWC's caveat (who's remit is the principal aquifer).

Use of driven piles

Comments here relate to the risk of mobilising contaminants, and are made without prejudice to the comments of my colleagues in respect of construction noise.

Driven Piles have a disadvantage over augered piles, in that they do not present an opportunity to inspect the soil arisings. In this way, if intersecting a significant pocket of

contamination-impacted soils, this would not be identified.

The lateral displacement of soils is a structural advantage (increasing skin-friction) but also has the effect of locally increasing pressure and temperature on installation, whilst also introducing a physical vibration / agitation of soils. These factors are likely in the short term (i.e. during construction) to mobilise contaminants. Mobilised contaminants may or may not reach the stream - this may depend upon groundwater levels, weather conditions during construction, and retardation rates. The deeper the made soils, and the closer to the stream (piles are installed) the greater the likelihood of mobilisation to the receptor.

Whether the use of blunt-ended or taper-ended piles is material to these risks may depend on pile depths, but my expectation (under the current conceptual model) is that it will not substantially alter the risk of mobilisation.

Environmental Health has already accepted that the site is probably contributing to the pollution-loading of the stream, but also that the baseline quality is poor, and that the betterment that may be achieved by a remedial scheme may be marginal. A similar rationale could be applied to consideration of short-term mobilisation risks.

The Environment Agency is probably the critical consultee, best placed to advise on the perceived sensitivity of the receptor.

Conclusions

I would consider the use of driven piles to represent an increased per-pile risk (reduced surveillance of soil conditions, and increased risk of mobilisation), but would equally recognise that the aggregate risk may be broadly neutral due to the substantially reduced number (and so the reduced degree of groundworks).

I would raise no objection to the revised scheme on pollution / contamination grounds, subject to no adverse comments arising from review of 7275_CALCS_Rev B, and without prejudice to the Agency's opinion on the severity of risk to the controlled water (posed by short-term mobilisation).

Both the EA & PWC should be reconsulted as outlined above.

Environmental Health - Pollution Team:

Further Comments:

Thank you for providing additional information on the background of this site. In view that the change in piling method and reduction in piling positions will reduce the impact on nearby residential amenity during the construction phase of the development, I have no further comments.

Original Comments:

Insufficient information has been submitted to be able to comment fully on the proposed variation of condition 10 and therefore I am unable to recommend that permission be granted at this stage.

There is no information which demonstrates that an assessment of potential noise and vibration impact on nearby sensitive properties, has been carried out. B85228:2009+A

1 :2014 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise, and Part 2: Vibration (B81, 2014v) provides guidance on the requirements and indicative noise and vibration levels and criteria. This guidance has not been followed and the application does not currently demonstrate that Best Practicable Means will be employed.

Further information should be supplied to meet these requirements before any permission can be recommended by the Pollution Team. I note comments made by Roger Bullivant suggesting that driven precast concrete piles will be quieter than the approved CFA, however further details supporting this should be submitted.

The above shall not in no way prejudice any comments that may be submitted by Jonathan Driver, Environmental Control Officer.

Portsmouth Water Company

Final Comments

Portsmouth Water have reviewed the further documentation to support the variation of condition 10 and the discharge of condition 9 of planning permission APP/19/00875.

With reference to our previous response on the variation of condition 10 dated 26th November 2019, we have no objections to the variation of condition 10 of planning permission APP/18/00478.

The applicant has provided further borehole information and details of the loads and max depth for the piles. The maximum depth of the piles will be 13m, Soiltechnics borehole information has confirmed by the installation of three boreholes on site that the chalk is at least 20.5m below the existing ground level which is at least 7.5m below the toe of the driven pile. Therefore the London Clay cover will not be breached and we would have no objections to the discharge of condition 9 of planning permission APP/19/00875.

Further Comments:

Portsmouth Water have reviewed the documentation to support the application for variation of condition 10 of planning permission APP/18/00478 (condition 9 of APP/1S/01233) relating to piling arrangements. Our response is based on the review of the following:

APP_19_00909-ADDITIONAL_INFORMATION-1273040

APP_19_00909-PILING_ARRANGEMENTS-1277369

APP_19_00909-ROGER_BULLIVANT_LTD_LETTER_14.08.19-1277367

The application is for the variation of the piling method from continuous flight auger (CFA) piles to driven quiet hammer piles. The site lies within the Source Protection Zone 1c for the Havant and Bedhampton springs- an essential public water supply source. The principal chalk aquifer is confined by in excess of 50m of London Clay deposits, which should offer protection to the underlying aquifer. Portsmouth Water therefore have no objections to the variation of condition 10 of planning permission APP/18/00478.

Portsmouth Water would request to be further consulted on the discharge of this condition to ensure groundwater protection. A piling risk assessment and method

statement should be submitted for review prior to any piling works. The piling risk assessment needs to demonstrate there is no risk to the underlying Chalk aquifer and that the piles will not penetrate the full thickness of the London Clay. The underlying geology should be confirmed as structurally sound impermeable clay to a depth that is beyond the maximum depth of the anticipated piles (e.g. 1m below the maximum pile depth).

Original Comments:

Thank you for consulting Portsmouth Water on the variation of condition 10 of planning permission APP/18/00478 relating to revised piling arrangements. We would have no objections to the variation of this condition for reasons outlined in our formal response attached to this email. We would however request to be further consulted on the discharge of condition 10 to ensure groundwater quality protection.

Formal Comments:

Portsmouth Water have reviewed the documentation to support the application for variation of condition 10 of planning permission APP/18/00478 (condition 9 of APP/15/01233) relating to piling arrangements. Our response is based on the review of the following:

APP_19_00909-APPLICATION_FORM_REDACTED-1202310
APP_19_00909-PROPOSED_PILE_CAP_LAYOUT-1202303
APP_19_00909-PILING_LAYOUT-1202302

From our review it is our understanding that the proposed foundation solution- CFA piling has not been altered and therefore we would have no objections to the variation of condition 10 of planning permission APP/18/00478.

Portsmouth Water would request to be further consulted on the discharge of condition 10 to ensure groundwater protection.

Portsmouth Water would have a presumption against piling at this location if the piles penetrate the full depth of the Clay cover. The underlying geology should be confirmed as structurally sound impermeable clay to a depth that is beyond the maximum depth of the anticipated piles (e.g. 1m below the maximum pile depth).

We would have no objection to piled foundations that terminate within the Clay cover; in this instance we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 60

Number of site notices: 1.

Statutory advertisement: 27/09/2019

Number of representations received: 0

Comment	Officer Comment
No comments received in relation to this planning application.	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the groundwater and drainage systems in relation to pollution
- (iii) Impact of noise / vibration on nearby properties including residential uses

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In addition planning permission was granted under application APP/15/01233 for the Erection of approx 1,920sqm of Warehouse, 890sqm of office space and a 220sqm training school facility with associated enclosed loading areas, car parking and refuse storage. This was subsequently varied by Planning Permission APP/18/00478 - Application for variation of Condition 15 of Planning Permission APP/15/01233 relating to internal layout, fenestration layout and main entrance (approved 16.8.18) and by Planning Permission APP/19/00875 relating to Variation of condition No.2 of Planning Permission APP/18/00478 relating to amendment of approved plans (including amended materials, fenestration, doors and a small reduction in the building footprint) permitted December 2019. The principle of development is therefore fully established.

Given that this is a S73 application to vary a condition the comments below relate to the changes to the original proposal which is only an amendment to the piling proposals which are related to conditions 9 of APP/19/00875 and 10 of APP/18/00478.

(ii) Impact upon the groundwater and drainage systems in relation to pollution

The conditions now sought to be varied relate to piling or any other foundation designs being carried out in accordance with details discharged under planning permission APP/15/01233 under condition 9 (of that consent). The approved details were for continuous flight auger piling. The current proposal is for driven quiet hammer piles.

In respect of groundwater and drainage systems the Environment Agency,

Portsmouth Water the Councils Environmental Control Officer and Environmental Health Pollution Team have provided comments on the potential impacts.

Groundwater:

The site lies within the Source Protection Zone 1c for Portsmouth Waters public water supply at Havant and Bedhampton springs.

The Environment Agency are now satisfied in relation to the piling proposals following confirmation that the piles will not penetrate the full thickness of the London Clay.

Portsmouth Water have confirmed that following the submission of further information the maximum depth of the piles will be 13m and that the chalk is at least 20.5m below the existing ground level (at least 7.5m below the toe of the driven pile). They have no objection to the variation of condition 10 and the discharge of condition 9.

The Councils Environmental Control Officer following a second round of consultation confirms that: *The submitted documents are sufficient to enable fully informed comments to be made by consultees. Comments made previously about the relative risks of different piling methods are considered to remain applicable, and I am comfortable to rationalise the approach as previously indicated, taking the baseline water quality and aggregate risk into consideration. I would reiterate a 'raise no objection' response from Environmental Health on that basis, subject to the opinion of the EA on risks to the secondary aquifer & riders lane stream.*

Overall given the conclusions of the consultees above it is considered that the proposal for amended piling is acceptable in terms of the impacts on groundwater.

Drainage/watercourse:

The site lies adjacent to Rider's Lane stream.

The Environment Agency raise no objections to the amended piling. They highlight that the Discovery Strategy needs to be robustly implemented, as required by Condition 8 of planning permission APP/18/00478. This condition states:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
Reason: *To ensure that any contamination identified during the construction works is fully characterised and assessed and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.*

This condition will be re-imposed in relation to this consent.

(iii) Impact of noise / vibration on nearby properties including residential uses

The proposal would result in variation in the piling method from continuous flight auger piles to driven quiet hammer piles. This has the potential to vary noise and vibration impacts from the development notwithstanding the fact that less piles would

now be proposed than was previously the case. The Councils Environmental Health team have been consulted in relation to the potential impacts and have now raised no objection to the proposed change in piling.

8 Conclusion

In conclusion, the proposed amendment to the approved scheme is considered acceptable in relation to the impact on water resources subject to appropriate revised condition. As this is a S73 application it is necessary to re-impose conditions as appropriate from the previous permissions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00909 subject to the following conditions:

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

The development shall be carried out in accordance with plans and details approved under planning permission reference APP/18/00478 as amended by the following plans and details approved under planning permission reference APP/19/00875:

Revision to Approved Plans and Elevations (Site Plan/Ground Floor Plan)
Drawing No. 1853.01B
Amended Elevations Drawing No. 1853.03B
Amended First Floor Plan Drawing No. 1853.04B
Revision to Drainage Layout Drawing No. 1853.05

Together with the following details approved under this planning permission:

Pile Static Design Sheet (precast piles) Roger Bullivant
Soliltechnics borehole information
Proposed Pile Cap Layout Drawing Number 7275/ST/01 Rev A
Table 1.1 - Noise Measurements and Comparison with CNWR 2005 Exposure Values
Piling Noise Assessment
Email of 2nd December 2019 from Roger Bullivant
Email of 16th December 2019 from Roger Bullivant
Email from Roger Bullivant Ltd dated 14th August 2019
Structural Calculations Project No: 7275 Rev B July 2019
Piling Vibration Assessment Roger Bullivant dated 2nd December 2019
Letter from Stephen Potter dated 11th September 2019

Reason: - To ensure provision of a satisfactory development.

- 2 The development shall take place in accordance with the Site Levels Plan information submitted in relation to planning permission reference APP/18/00478 condition No.3 and subsequently approved by the Local Planning Authority on the 27th September 2018.

Reason: To ensure the appearance of the development is satisfactory and

having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The refuse store and pallet store shall be provided in accordance with the details of Refuse and Pallet Store Design approved in relation to condition No.4 of planning permission APP/18/00478 on the 12th October 2018.
Reason: To ensure that they will not impact negatively on the Root Protection Area of the adjacent Alders and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 4 The building shall not be brought into use until space for the loading, unloading and parking of vehicles and cycles has been provided within the site, in accordance with Planning Permission APP/19/00875 approved plan Drawing No. 1853.01B. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 5 The development hereby approved shall be carried out in accordance with the details approved in relation to Condition 6 of Planning Permission APP/18/00474 on the 1st February 2019 in relation to Contamination issues.
Reason: The site lies over the Bognor Sand Member over London Clay, the former classified as a Secondary A Aquifer. The site also lies adjacent to the Riders Lane Stream which is a tributary to the Hermitage Stream. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 6 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.
The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer

has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any contamination identified during the construction works is fully characterised and assessed and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

- 8 The development hereby permitted shall be carried out in accordance with the Surface Water disposal details submitted in relation to condition No.9 of planning permission APP/18/00478 and subsequently approved on the 1st February 2019 as amended by Planning Permission APP/19/00875 drawing No. 1853.05. All details shall be implemented and maintained in accordance with the previously approved details.

Reason: To ensure the appropriate management of surface water runoff to control the rate of inputs to local surface waters and to mitigate potential pollution of local surface waters. This condition is imposed having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

- 9 No piling or other foundation designs using penetrative methods shall be carried out excepting in full accordance with the details hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: Piling or any other foundation designs using penetrative methods other than as hereby approved can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

- 10 The development hereby permitted shall be carried out in relation to foul drainage in accordance with the details submitted in relation to Condition 11 of planning permission reference APP/18/00478 and subsequently approved on the 2nd October 2018.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 11 The landscaping works shown on the approved plan ref. 27974-PD201 approved under planning permission reference APP/18/00478 shall be carried out in accordance with the approved details, and in accordance with details of the tree species to be submitted to and approved in writing by the Authority, within the first planting season following development hereby permitted being bought into use.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 No part of the development shall be brought into use until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining 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.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 The external lighting shall be fully in accordance with the details submitted in relation to condition No. 14 of planning permission APP/18/00478 and subsequently approved on the 27th September 2018. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 Prior to the development hereby permitted being brought into use a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority following the submission of details and subsequent assessment to demonstrate that this rating is not attainable due to the financial or technical viability of the scheme.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.