



38-44 LONDON ROAD, PURBROOK – McCARTHY & STONE RETIREMENT LIFESTYLES LTD

Remediation Strategy

APRIL 2018



38-44 London Road, Purbrook – McCarthy & Stone Retirement Lifestyles Ltd

Remediation Strategy

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18-91877

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Site Address
38-44 London Road
Purbrook
Waterlooville
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Appendix A

Grant of Planning

Appendix B

Assessment Criteria

1 INTRODUCTION

1.1 Terms of Reference

ACS Testing Limited (ACS) were instructed by Mr Tim Beckett of McCarthy & Stone Retirement Lifestyles Ltd (the Client) on the 21st February 2018 to produce a remediation strategy for the site comprising 38-44 London Road, Purbrook, Hampshire. This report also includes a qualitative ground gas risk assessment section.

1.2 Site Setting

The term 'Site' within this report refers to the land outlined in red shown on the Site Location Plan included as Figure 1.

The Site is located in Purbrook and is accessed via London Road to the west. At the time of writing the previous structures that historically occupied the Site have been demolished with foundations and any underground features removed. Reduced level digs have occurred on the Site and the area has been levelled with a pile mat comprising crushed stone.

1.3 Previous Reporting

ACS have previously been commissioned by the Client to provide environmental services for the Site. The following reports have been issued by ACS and others for the Site;

- ▶ Crossfield Consulting Ltd – Site Investigation Report – CCLO2684.BY07 – May 2015
- ▶ ACS – Geotechnical Investigation Report – 17-82110/BG/GIR – May 2017
- ▶ ACS – Site Investigation Strategy Report – 17-89338/AD/SIS – December 2017
- ▶ ACS – Site Investigation and Contaminated Land Report – 18-90244 – February 2018

Reference should be made to these reports for a better understanding of the historic and current site conditions.

1.4 Proposed Development

Planning Application No. APP/17/01141 was submitted to Havant Borough Council on 23 October 2017. The application was granted permission on 21 December 2017 for the following proposal:

'Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896).'

Conditions 3 of the Grant of Planning is a pre commencement contaminated land planning condition. The condition is split into four parts as follows;

1. A site walk-over survey and/or sufficient desk based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;

- *A summary of potentially unacceptable risks arising from contamination at site.*
- 2. *Site investigation based on (1), to provide sufficient data and information to adequately identify and characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.*
- 3. *The results of an appropriate risk assessment based upon (1) and (2), and where unacceptable risks are identified, a Remediation Strategy that includes;*
- 4. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

This report and the previous ACS reports should be submitted to Havant Borough Council to assist in the discharge of Parts 1, 2 and 3 of the condition. A copy of the Grant of Planning is included in Appendix A.

1.5 Objectives and Scope

The main objectives of this report are;

- ▶ to inform the design of remedial measures for the contamination risks associated with the proposed development of the Site assessed in the previous ACS Site Investigation and Contaminated Land Report.
- ▶ to inform the design of the proposed development, or provide reassurance to the regulators, a possible owner of the site or insurance provider.

The scope of work has included;

- ▶ Provide an outline proposal for remedial measures required as part of the redevelopment of the site

This report is also intended to assist with the discharge of NHBC conditions LQ5 and LQ6 which relate to ground gas risk at the proposed development. A ground gas risk assessment is included as Section 2 of this report.

1.6 Limitations

This report has been prepared in accordance with the instructions received from the Client and includes the recommendations based on findings of previous reports undertaken by ACS and Crossfield. The information contained in this report is intended for the use of the Client pursuant to the development described above. The recommendations contained herein may not be appropriate to other development proposals.

We confirm that in preparing this report we have exercised reasonable skill and care as would be expected of a suitably qualified and experienced geoscience consultant working within the limits of the Client's instructions.

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the desk based and intrusive investigation. The results of the work should be viewed in the

context of the range of data sources consulted, the number of locations where the ground was sampled and the number of samples tested. No liability can be accepted for information in other data sources or conditions not revealed by the sampling or testing. Any comments made on the basis of information obtained from the Client or other third parties are given in good faith on the assumption that the information is accurate; no independent validation of such information has been made by ACS Testing Ltd.

The investigation, analysis and recommendations in respect of contamination are made solely in respect of the prevention of harm to identified receptors, using where possible, best practice at the date of preparation of the report. Changes in codes of practice and / or legislation, made after preparation of this report could invalidate the conclusions presented within this report.

1.7 Applicable Legislation and Regulation

Part 2A of the Environmental Protection Act (1990) and the subsequent statutory guidance (Defra, 2012) forms the basis for the current statutory regime for the identification and remediation of contaminated land in England and Wales. The 2012 statutory guidance states that the aim of Part 2A is to:

- a) To identify and remove unacceptable risks to human health and the environment
- b) To seek to ensure that contaminated land is made suitable for its current use
- c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

A legal definition of contaminated land is stated in the Environmental Protection Act 1990, Part 2A, Section 78A(2). Within this Act contaminated land is defined as:

“Any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, or under the land that:

- ▶ *Significant harm is being caused or there is significant possibility of such harm being caused;*
or
- ▶ *Pollution of controlled waters is being, or is likely to be caused.”*

Contamination within the ground is often addressed via the planning regime. Guidance principles for sites dealt with via planning was outlined in Planning Policy Guidance 23 (PPG23). As part of the governments drive to reduce red tape, PPG23 was withdrawn in 2012 and replaced with more streamlined guidance in the form of the National Planning Policy Framework (NPPF). The following references to contaminated land and site investigation are made within the NPPF:

Para 121 – Planning policies and decisions should ensure that:

- ▶ *The site is suitable for its new use taking account of ground conditions and land stability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation; and*
- ▶ *After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environment Protection Act 1990; and*
- ▶ *Adequate site investigation information prepared by a competent person, is presented.*

The NPPF defines a competent person as:

- ▶ *A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.*

The current legislation and guidance on the assessment of potentially contaminated sites acknowledges the need for a tiered risk based approach comprising of:

- ▶ Tier 1 Assessment: comparison of the site contaminant levels with generic standards and compliance criteria including an assessment of risk using a source-pathway-receptor model.
- ▶ Tier 2 Assessment: derivation of site-specific risk assessment criteria and calculation of site specific clean-up values.

Depending on the findings of the risk assessment the options for mitigation or remediation are considered to address any potential pollutant linkages which appear to pose an unacceptable risk. These measures are detailed in a remediation strategy and the implementation of the strategy is then verified and detailed in a validation report.

2 GROUND GAS RISK ASSESSMENT

This section contains a qualitative risk assessment for ground gas based on reviewed information from historic reports and elements of the physical conceptual site model from the ACS Site Investigation and Contaminated Land Report.

2.1 Ground Gas Source

The Crossfield Site Investigation Report contains a desk study contaminated land investigation and assessment based on review of historic maps and public register information. One historical landfill is recorded on the public register as 'Fielders Park, Purbrook' at a distance of approximately 185m north-east of the Site. The record (in a Groundsure report) indicates that the waste type was 'Household' but gives not dates for when the licence was active which may mean that it was not active at all (only planned).

Historical maps, included within the Crossfield report, show Fielders Park from c.1952 to the present day. Prior to 1952 the area is shown as open land and labelled as part of a (plant) nursery. The land became known as 'Fielders Park' at some time between mapping records from 1939 and 1952. The historic mapping does not label the area as landfill at any point and there is no indication on the maps of lowering or raising of ground levels in this area.

The mapping implies that either landfilling was proposed but not actually carried out, or that it was associated with small quantities of waste to shallow depth used for reprofiling of the ground surface in order to form a park/playing field. If the landfill was operational it is likely it may have been for only a limited period of time prior to 1952. If the landfill was operational prior to 1952 it is considered that most of the landfill gassing would have occurred already and only low amounts of ground gas will still be generated from this source.

Conversation with the local authority indicated that they specify the Site as landfill based on public register information, the same as the Groundsure report. However, the stated that they considered the landfill source to likely be a low risk and is considered to represent low quantities of material used to level the field. A request for further information on the landfill has been sent to the EA but at the time of writing has not been received. If the EA hold further information this will be reviewed by ACS and the risk assessment will be updated based on any further information.

2.2 Geology

Site investigation indicates that the Site is underlain by the Wittering Formation and the London Clay Formation generally comprising cohesive silt and clay deposits with some horizons of clayey/silty sand. BGS Online Viewer and Sheet 316 indicate that Fielders Park (and the intervening area) is also underlain by the same geology with no artificial or man-made ground noted in the location of Fielders Park. These low permeability cohesive deposits are unlikely to provide a credible pathway for migration of ground gases over the distance of approximately 185m.

2.3 Ground Gas Conclusions

It is considered that the identified potential source of ground gas, Fielders Park, is unlikely to be generating ground gas in large quantities given the apparently small quantity of waste received (if at all) and the length of time since the waste may have been deposited.

Furthermore, the cohesive low permeability nature of the local geology means that there is unlikely to be a migration pathway between the source and the Site.

Therefore, the Fielders Park Landfill is considered to present a very low risk to the Site. It is concluded that ground gas does not pose a risk to the proposed development and no further action is required in regard to ground gas.

3 REASONS FOR REMEDIATION

The following section summarises the potential pollutant linkages which have been identified in the previous reports as posing a potential unacceptable risk to sensitive receptors, and therefore the reasons for remediation as part of the proposed development.

Asbestos in Soil

Five of ten Made Ground samples were found to contain asbestos. In all cases the asbestos was recorded to be chrysotile type either in the form of loose fibres or cement sheeting. The locations in which asbestos was identified did not show a clear hotspot and therefore site wide mitigation was recommended.

It was concluded that the presence of asbestos within the Made Ground poses a potential risk to future Site users, in particular groundworkers and gardeners as they are most likely to be exposed to soil. It was recommended that either the made ground was removed from Site or covered to discourage human contact.

4 REMEDIATION STRATEGY

4.1 Clean Cover System

The Client has indicated to ACS that in most areas of the Site the Made Ground will be removed, therefore removing the source of contamination identified. The only area where Made Ground is not being removed because levels need to be raised, and where there will be soft landscaping is located in the southern area of the Site.

The Made Ground will be covered with a brightly coloured close weave geotextile above the existing soil, and with a minimum thickness of 450mm of suitable subsoil and topsoil. Figure 2 shows the area where a capping layer will be placed.

In all areas of the Site to ensure the topsoil imported to the Site is fit for its intended purpose, this material should be subjected to chemical analysis at a ratio of 1 sample per 100m³. Chemical analysis should then be compared with the assessment criteria included in Appendix B.

4.2 Utilities

Protective, higher specification plastic water supply pipes will be used on this development to protect against infiltration of metals and hydrocarbons from the surrounding soil.

4.3 Soil Disposal

Soil which is to be removed from Site should be disposed of in accordance with the Landfill Regulations 2005. All of the chemical analysis data produced from the investigations, including the Waste Acceptance Criteria (WAC), should be provided to hauliers and landfill operators, to ensure that the materials are disposed of correctly.

4.4 Discovery Strategy

Site investigation is, by its very nature, limited and previously undiscovered contamination may be present. Should ground conditions different to those revealed by the investigations carried out to date be encountered during the site works, or should impacted soils be suspected, work in that part of the Site should stop immediately.

Site staff should inform the Construction Site Manager, who should document any discovery and request assistance from a suitably qualified contaminated land specialist. Further sampling and risk assessment should then be carried out.

4.5 Health and Safety Issues

Contractors working on the Site should be warned that there is potential for asbestos and other contaminants to be present in the soils, so that appropriate protection measures can be adopted to protect their health and safety.

Site specific construction worker risk assessment and appropriate health and safety practises to adequately mitigate the potential risk must be put in place before construction or maintenance work. Works should be conducted in accordance with the Health Safety Executive publication entitled "Protection of Workers and the General Public during the Development of Contaminated Land", 1991, the CDM Regulations (2015) and any other relevant guidance.

4.6 Validation Report

To confirm the remediation works have been completed in accordance with this strategy, a validation report will need to be prepared by an independent suitably qualified person, and approved by the Regulator to discharge the final part of the contaminated land planning condition. The report should include a minimum of the following information:

4.6.1 Clean Cover System

- ▶ Transportation records for Made Ground removed from Site.
- ▶ Geotextile warning membrane specification and invoice / delivery ticket
- ▶ Delivery tickets of imported clean soil
- ▶ Soil analysis laboratory certificates for imported soil to verify that concentrations are below the criteria in Appendix B, or other agreed with the Local Authority
- ▶ Photographic record showing orange geotextile membrane and soil in place to a depth of 450mm.

4.6.2 Utilities

- ▶ Specification, invoice / delivery ticket and photographic evidence of the water barrier pipe installed at the Site.

4.6.3 Waste Disposal

- ▶ Transfer tickets for any soil disposed off Site to a waste management facility. Copies of any additional waste classification testing certificates, if undertaken.

4.6.4 Undiscovered Contamination

- ▶ Details of any previously undiscovered contamination found during the construction works, including any correspondence with the Regulator and a log of any amendments that have been made to the remediation strategy.

Figure 1 – Site Location Plan

Figure 2 – Capping Layer Location Plan



Notes:

Key:



Drawing:
Site Location Plan

Client:
McCarthy & Stone Retirement Lifestyles Ltd

Project:	Project No:
38-44 London Road	17-82110
Purbeck	Drawing No:
Waterlooville	17-82110/01
PO7 5LJ	Revision:

Drawn By: BG
Date: 27/04/2017

Checked By: RJH
Date: 27/04/2017



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© ACS Testing Ltd



Notes:
Exploratory hole locations are approximate

Key:
 Proposed Capping Area

 DO NOT SCALE

Drawing:
Proposed Capping Area

Client:
McCarthy & Stone Retirement Lifestyles Ltd

Project: 38-44 London Road Purbrook Waterlooville PO7 5LJ	Project No: 18-91857 Figure No. 02 Revision:
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Drawn By: AD	Date: 12/04/2018
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Checked By: BG	Date: 16/04/2018
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APPENDIX A

Grant of Planning





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www.havant.gov.uk

Mr G Bendinelli
The Planning Bureau Ltd
C/O Southern
1 Embankment Way
Ringwood BH20 1EU

For: Mr Paull
McCarthy & Stone Retirement Lifestyles Ltd.

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/17/01141

Site Address: Land at, 38-44 London Road, Purbrook, Waterlooville

Proposal: Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896)

Further to your application received on 23 October 2017, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree constraints plan - 8817/01
Topo survey - SD17421-01
Location Plan - SE - 2168-03-AC-001
Site Plan - SE - 2168-03-AC-200
GF plan - SE - 2168-03-AC-210 Rev G
FF plan - SE - 2168-03-AC-211
SF plan - SE - 2168-03-AC-212
Roof plan - SE - 2168-03-AC-213
Proposed elevations north and west - SE - 2168-03-AC-220
Proposed elevations south and east - SE - 2168-03-AC-221

Our Ref: APP/17/01141

Proposed streetcene - SE - 2168-03-AC-225

Plan 1 - SE - 2168-03-AC-230

Plan 2 - SE - 2168-03-AC-231

Drainage Layout - SE - 2168-03-DE-20

Hard landscape proposals - SE - 2168-03-LA-003

Soft landscape proposals - SE - 2168-03-LA-004

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development approved by this planning permission (excluding the demolition of any existing buildings) or such other date or stage in development as may be agreed in writing with the Local Planning Authority, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;

- All relevant previous uses of the site
- Potentially significant contaminants associated with those uses
- Uncertainties relating to previous use or associated potential contaminants
- A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
- A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 3 above 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, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”). The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: in the interest of the appearance of the development and having due regard for Policy CS16 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 8 No above ground construction works shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 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 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 With the exception of any site manager/warden's accommodation, at no time shall the sheltered apartments development hereby approved be occupied by persons under the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55.
Reason: In order that the occupancy of the development is compatible with the limited amount of on-site parking provision, and having due regard to Policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The development shall be carried out in strict accordance with the agreed acoustic report prepared by Parsons Brinkerhoff dated May 2017.
Reason: in the interests of the amenity of the nearby locality and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.
- 13 No development shall commence until a scheme for the eradication and / or control of Japanese Knotweed shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the building.
Reason: in the interests of the amenity of the locality and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 No development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:
- i. confirmation of the existing drainage system
 - ii. infiltration tests should be carried out to discover if this method of surface water disposal is appropriate and the results provided.
 - iii. Evidence of the appropriate number of treatment stages in the surface water management train as states in CIRIA C69.
 - iv. Calculations comparing the existing surface water run off rate, in l/s for a 1 in 100 year flood event +30% for climate change, with the proposed development's surface water run off rate for the same event.
 - v. Calculations to demonstrate the existing run off volume for a 1 in 100 year, 6 hour flood event and evidence showing that there be adequate storage for the attenuation of this volume on site, and allowing discharge without increasing the run off rate or volume off site.
- 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 A sample panel of inset of brick and flintwork shall be constructed on site to accurately reflect the brick bond, finish, mortar type, finish and capping detail with accompanying specification for approval by the Local Planning Authority in writing before any ground construction shall take place. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.
- Reason:** To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.
- 16 Before any above ground construction takes place, large scale (1:20) details of the proposed shop fronts (elevation and vertical cross-sections including the stall riser and fascia) shall be submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with such approval.
- Reason:** To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.
- 17 Details of the siting and design of any proposed external meter boxes / metal ducting / flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.
- Reason:** To protect the character and appearance of the adjacent conservation area and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday

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or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

- (8) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 December 2017

APPENDIX B

Assessment Criteria



Assessment Criteria

Contaminant	Modified Assessment Criteria (mg/kg)	Source of Assessment Criteria
	1% SOM	
Heavy Metals		
Arsenic	363	Modified LQM/CIEH S4UL
Cadmium	155	Modified LQM/CIEH S4UL
Chromium III	8060	Modified LQM/CIEH S4UL
Chromium VI	30.8	Modified LQM/CIEH S4UL
Nickel	922	Modified LQM/CIEH S4UL
Lead	1481	Modified C4SL
Mercury (elemental)	0.266	Modified LQM/CIEH S4UL
Mercury (inorganic)	726	Modified LQM/CIEH S4UL
Mercury (methyl)	35.9	Modified LQM/CIEH S4UL
Selenium	7860	Modified LQM/CIEH S4UL
Copper	56300	Modified LQM/CIEH S4UL
Zinc	473000	Modified LQM/CIEH S4UL
Polycyclic Aromatic Hydrocarbon		
Acenaphthene	6050 (56.7 sol)	Modified LQM/CIEH S4UL
Acenaphthylene	6160 (85.5 sol)	Modified LQM/CIEH S4UL
Anthracene	141000 (1.17 vap)	Modified LQM/CIEH S4UL
Benz(a)anthracene	51.2	Modified LQM/CIEH S4UL
Benzo(a)pyrene	18.9	Modified LQM/CIEH S4UL
Benzo(b)fluoranthene	23.3	Modified LQM/CIEH S4UL
Benzo(g,h,i)perylene	2140	Modified LQM/CIEH S4UL
Benzo(k)fluoranthene	632	Modified LQM/CIEH S4UL
Chrysene	165	Modified LQM/CIEH S4UL
Dibenzo(ah)anthracene	1.81	Modified LQM/CIEH S4UL
Fluoranthene	9330	Modified LQM/CIEH S4UL
Fluorene	7770 (30.8 sol)	Modified LQM/CIEH S4UL
Indeno(1,2,3-cd)pyrene	261	Modified LQM/CIEH S4UL
Naphthalene	2.99	Modified LQM/CIEH S4UL
Phenanthrene	6330 (35.9 sol)	Modified LQM/CIEH S4UL
Pyrene	22300 (2.2 vap)	Modified LQM/CIEH S4UL
BTEX		
Benzene	0.4	Modified LQM/CIEH S4UL
Toluene	962 (835 vap)	Modified LQM/CIEH S4UL
Ethylbenzene	88.7	Modified LQM/CIEH S4UL
Xylene, o-	101	Modified LQM/CIEH S4UL
Xylene, m-	94.6	Modified LQM/CIEH S4UL
Xylene, p-	90.9	Modified LQM/CIEH S4UL
Total Petroleum Hydrocarbon (Aliphatic)		
C5 - <C6	61.2	Modified LQM/CIEH S4UL
C6 - <C8	134	Modified LQM/CIEH S4UL
C8 - <C10	32.5	Modified LQM/CIEH S4UL
C10 - <C12	159 (47.7 vap)	Modified LQM/CIEH S4UL
C12 - <C16	1320 (23.7 sol)	Modified LQM/CIEH S4UL
C16 - <C35	133000 (8.48 sol)	Modified LQM/CIEH S4UL
Total Petroleum Hydrocarbon (Aromatic)		
C5 - <C7	399	Modified LQM/CIEH S4UL
C7 - <C8	958 (835 vap)	Modified LQM/CIEH S4UL
C8 - <C10	56.2	Modified LQM/CIEH S4UL
C10 - <C12	307	Modified LQM/CIEH S4UL
C12 - <C16	3300 (168 sol)	Modified LQM/CIEH S4UL
C16 - <C21	11700	Modified LQM/CIEH S4UL
C21 - <C35	13500	Modified LQM/CIEH S4UL

1) This table outlines site specific assessment criteria for the proposed end use of the Site as residential apartments for elderly people (age class 18) based on a soil organic matter of 1%.

2) Sol=GAC exceeds solubility saturation limit, (presented in brackets). Vap=GAC exceeds the vapour saturation limit (presented in brackets).