



REMEDIAL STRATEGY & VERIFICATION PLAN

CONTRACT: Hayling Billy Public House
117 Elm Grove
Hayling Island
Hampshire
PO11 9ED

PLANNING APP: APP/16/00568

CLIENT: McCarthy & Stone Retirement
Lifestyles Ltd
Southern House
1 Embankment Way
Ringwood
Hants
BH24 1EU

FAO: Mr K Stewart

REPORT NO: 17-79523/BG/RS&VP

PREPARED BY:

B. Graham BSc (Hons) MSc FGS

CHECKED & APPROVED BY:

R. J. Holloway BSc (Hons) MSc FGS CEnv MCIWEM C.WEM

DATE: 19 January 2017

All rights, including Copyright, in this report belong to ACS Testing. The report shall be for the private and confidential use of the Client for whom it has been prepared and may not be reproduced, in whole or part, or relied upon by Third Parties without the express written authority of ACS Testing. © 2017

ACS Testing Ltd. Unit 14 Blackhill Road West, Holton Heath Trading Park, Poole, Dorset BH16 6LE.
Ph 01202 622858 – Fax 01202 625045 – Email geo@acstesting.co.uk – www.acstesting.co.uk

REPORT CONTENTS

SECTION	Page
1.0 INTRODUCTION	1
2.0 REASONS FOR REMEDIATION.....	2
3.0 REMEDIATION	2
4.0 VALIDATION	4
5.0 QUALITY STATEMENT.....	4

APPENDICES

A - GRANT OF PLANNING

1.0 INTRODUCTION

1.1 Instructions

- 1.1.1 Instructions were received from Mr K Stewart of McCarthy & Stone Retirement Lifestyles Ltd. to prepare a Remediation Strategy & Verification Plan) in relation to the redevelopment of the Hayling Billy Public House off Elm Grove, Hayling Island, Hampshire.

1.2 Previous Reports

- 1.2.1 The following reports have previously been prepared by ACS that are pertinent to the study site.
- Desk Study Report – 15-67729-08/01/16
 - Site Investigation & Contamination Appraisal – 16-73724 – 07/07/16
- 1.2.2 A further report is currently being produced by ACS which documents a further intrusive investigation to aid with pile design and waste classification.

1.3 Planning Permission

- 1.3.1 The Client submitted a planning application to Havant Borough Council on 26/05/16. Planning application APP/16/00568 was approved by Havant Borough Council on 21/12/16 for the following development:
- 'Erection of 33no. retirement apartments (category II type) with communal facilities and car parking accessed from St Marys Road.'*
- 1.3.2 Conditions have been attached to the Grant of Planning with Conditions 2 and 4 relating to contaminated land.
- 1.3.3 Condition 2 is a pre-commencement condition and requires written approval by the Local Planning Authority. The planning condition contains three parts which have been summarised below:
1. Site investigation based on the proposals outlined in ACS Desk Study 15-67729
 2. Remediation Strategy
 3. Verification Plan
- 1.3.4 Condition 4 is a prior to occupation condition and requires the production of a verification report documenting the remedial works carried out.
- 1.3.5 The grant of planning has been included as Appendix A.

1.4 Objectives

- 1.4.1 The objective of this report are to summarise remedial proposals and verification of these proposals for the site to satisfy the contaminated land planning condition enabling commencement works to begin.

1.5 Report Limitations

- 1.5.1 This report has been prepared in accordance with the instructions received from McCarthy & Stone Retirement Lifestyles Ltd. and includes details of remedial works required for the proposed development and the required verification of these measures.
- 1.5.2 The information contained in this report is intended for the use of McCarthy & Stone Retirement Lifestyles Ltd. pursuant to the development described above, Planning Application no: APP/16/00568. The remedial solutions and details contained herein may not be appropriate to other development proposals.

2.0 REASONS FOR REMEDIATION

- 2.1 Following the intrusive investigations, site monitoring and subsequent risk assessment, pollutant linkages have been identified. Remediation is therefore required in order to break these linkages, ensuring the site is safe and suitable for its intended use.

2.2 Pollutant Linkages

- 2.2.1 Based on the field and laboratory testing undertaken the pollutant linkages identified are;
- ▶ Lead within Made Ground
 - ▶ Potential ACM within current buildings

3.0 REMEDIATION

3.1 Clean Cover System

- 3.1.1 A capping layer will be introduced across all areas of soft landscaping in order to mitigate the risk from lead recorded. The capping layer will comprise 400mm of validated clean topsoil.
- 3.1.2 All soil imported onto site to use as part of the clean cover system will be sampled and validated against the assessment criteria outlined in the ACS Site Investigation & Contamination Appraisal Report.
- 3.1.3 Sampling of imported soil will occur at a ratio of 1 sample per 50m³ of soil. All delivery tickets of imported material will be retained.
- 3.1.4 The intended supplier of this material is Raymond Brown Ltd. of Chandlers Ford, Hampshire.

3.2 Soil Disposal

- 3.2.1 Materials that are to be removed from site will be disposed of in accordance with the Landfill Regulations 2005. Waste Acceptance Criteria (WAC) test results will be provided to hauliers and landfill operators, to ensure that the materials are disposed of correctly. Should materials be revealed during site works that appear to be different to those tested, additional testing may be required, prior to disposal of such materials.

3.3 Discovery Strategy

3.3.1 Although a robust site investigation has been carried out, no site investigation can inspect 100% of the ground and hotspots of undiscovered contamination may be present (olfactory evidence of contamination, ACM etc.). Should materials different to those revealed by the investigations carried out to date be encountered during site works, or should impacted soils be suspected, the following actions will be taken:

- ▶ Stop work in that part of the site immediately and inform the site manager who will document details of the discovery, including time, date and nature of materials encountered. An environmental consultant will then be contacted to discuss how this material will be dealt with and whether remediation recommendations should be amended.
- ▶ The Local Authority/Environment Agency will then be contacted to confirm agreement of any amendments to the remediation strategy.
- ▶ Should potentially impacted material be excavated during site works, this material will be segregated and stockpiled and an environmental consultant contacted immediately. Samples will then be taken from the stockpile and scheduled for chemical analysis to determine whether materials are suitable for re-use or if they should be removed from site.
- ▶ The discovery strategy methodology will be included within the site contractor's method statement.

3.4 Health & Safety Issues

3.4.1 Contractors working on-site will be warned that there is a residual risk of contamination, particularly lead, PAH and asbestos, within the soils. Therefore appropriate protection measures should be adopted to guarantee their health and safety. Guidelines detailed in the HSE publication "Protection of workers and the general public during the development of contaminated land" should be followed, including:

- ▶ Avoid direct contact with the skin and personal clothing by use of protective gloves, eye protection, etc.
- ▶ Washing facilities should be provided and properly used, particularly before eating.
- ▶ Dust control measures may be required under some circumstances, particularly to minimize risk of accidental ingestion and spread of contamination.

3.4.2 Further advice should be sought from HSE and the Local Authority.

3.5 Utilities

3.5.1 It is intended for Protectaline water supply pipe to be used at the site. Protectaline is a fully integrated barrier pipe and fittings system. Its tough multi-layer construction ensures that any contaminants remaining in brownfield sites and former industrial land cannot permeate into the water supply.

4.0 VALIDATION

- 4.0.1 In order to certify that the remediation works have been completed in accordance with the remediation recommendations. The following information will be obtained and included within a Phase IV Validation Report to enable the discharge of planning Condition 4.

4.1 *Clean Cover System*

- 4.1.1 Validation of the clean cover system will be undertaken. In order to validate the clean cover system the following information will be collected:
- Imported topsoil will be screened under the same assessment criteria used within the ACS Site Investigation & Contamination Appraisal Report
 - Samples will be collected at a ratio of 1 sample per 50m³
 - Photographic evidence of placement a depth references proving 400mm of topsoil has been installed.

4.2 *Barrier Water Supply Pipe*

- 4.2.1 Invoices and specifications relating to the Protectaline water supply pipe will be retained and included within a validation report.

4.3 *Additional Contamination*

- 4.3.1 A letter from the Client confirming if no additional contamination was revealed or suspected during the site development will be included, if true.

5.0 QUALITY STATEMENT

- 5.1 We confirm that in preparing this report we have exercised reasonable skill and care in order to produce accurate details.
- 5.2 We confirm that testing has been conducted in accordance with relevant Standards, as requested by the Client, with reference to the Organisation's Quality Manual Procedures.
- 5.3 The results and contents of this report are based upon in-situ analysis and/or the laboratory testing of specimens or sample material submitted to the laboratory.
- 5.4 Consequently, comments contained herein are derived from the determination of the results from the analysed material and that of any additional information, drawings, plans or similar such data as supplied by the Client.
- 5.5 ACS Testing warrants only the accuracy of the test result and information contracted to be supplied to the Client but will accept no liability in respect of the use to which the Client puts such information or the purpose for which such information was requested.
- 5.6 Unless specifically assigned and confirmed in writing within the terms of the Agreement/Written Order the Organisation asserts and retains all Copyright and other Intellectual Property rights, in and over the report and its contents.

APPENDIX A

GRANT OF PLANNING





Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Bendinelli
The Planning Bureau Ltd
Southern House
1 Embankment Way
Ringwood
BH24 1EU

For: McCarthy & Stone
McCarthy & Stone Retirement Lifestyles Ltd &
The Southern Co-operative

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

Application Number: APP/16/00568

Site Address: 117 Elm Grove, Hayling Island, PO11 9ED

Proposal: **Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road.**

Further to your application received on 26 May 2016, which was valid from 03 June 2016, 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 Compulsary Purchase Act 2004.
- 2 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any 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 may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include:
 - 1) An intrusive site investigation based on the proposals outlined within the ACS Desk Study Report Ref: 15-67729 (Jan 2016); 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 identified receptors.

Our Ref: APP/16/00568

- 2) The results of an appropriate risk assessment based upon (1), 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.
- 3) 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 (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

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

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site.

- 3 Prior to commencement of the development approved by this Planning Permission (inclusive of demolition & site clearance), a scheme to address the risks posed by the potential presence of asbestos containing materials (ACM's) within the existing structures shall be submitted to, and approved in writing by, the Local Planning Authority. 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 physical site survey, of sufficient scope to enable an indicative description of the nature & location of all potential ACM present; including that enclosed by finished surfaces (i.e. within the sub-structure).

2) Collection of physical samples from suspected ACM for laboratory analysis by Polarised Light Microscopy, to confirm

- Asbestos presence (or absence), and
- Where present, Asbestos type, and
- Where possible, approximate proportion, as a percentage.

3) Where ACM is identified, clearly defined proposals for removal of the identified material (a method statement), to include a description of risk management measures to be observed during removal works, monitoring to be undertaken, and contingency measures.

4) A verification survey & any associated air monitoring results, to confirm that removal has been undertaken in accordance with the method statement (3).

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

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, asbestos containing materials are suspected to be present within the buildings at the site that could, if not managed during demolition, be released into the environment (air, soils).

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 2, Part 3 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: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

- 5 Prior to any development taking place 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) shall be 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 to ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Prior to any development taking place plans and particulars specifying the following matters shall be 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 Prior to any development taking place details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) shall be 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 interests of the character and amenities of the area, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to any above ground development taking place, any proposal relating to the installation of potential noise generating plant / equipment such as air source heat pumps, mechanical ventilation systems, air conditioning units and the like, shall be agreed and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the occupants of nearby residential properties from noise and vibration nuisance and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

note - BS4142 Requirement Noise resulting from the use of any/all plant, machinery or equipment shall not exceed the principle of No Observable Effect Level (NOEL), when measured according to British Standard BS4142-2014.

- 9 Prior to any development taking place further clarification of the details within the submitted noise report in regard to the electrical sub station is required to be 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 interests of protecting the occupants of nearby residential properties from noise and vibration nuisance and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

- 10 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Prior to any development taking place all trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 '*Trees in relation to design, demolition and construction*' recommendations and the submitted Tree Protection Plan. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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 Notwithstanding the details set out in the approved Arboricultural Method Statement, demolition works adjacent to Trees T1, T2 & T3 shall be supervised by the Arboricultural Consultant and a supervision report shall be submitted to the Local Planning Authority for approval at the conclusion of this supervisory visit.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The applicant shall give at least 10 days notice of the proposed start date for the approved works, to give the Local Planning Authority the opportunity to arrange supervision of the works as necessary.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 Prior to the occupation of any unit hereby permitted the applicant shall confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to

living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: In the interests of the residential amenities of the occupiers, and having due regard to Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

- 16 The development shall not be brought into use until space for the parking and turning of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes and shall remain at all times as unallocated parking spaces.

Reason: In the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 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 car 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.

- 18 The landscaping works shown on the approved plans [ref. landscape strategy SO_2267_03_LA_MCS551 rev E received 14 September 2016] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. 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.

- 19 The collection of refuse shall be in accordance with the submitted Refuse Collection Statement received on 4 October 2016 and shall be collected from and returned to the refuse store by the waste collection operative and shall not be left on the public highway.

Reason: In the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 No above ground construction works shall take place until a scheme of enhanced ecological mitigation measures for the site has been submitted to and approved by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Natural Environment & Rural Communities (NERC) Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 21 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the first floor on the southern elevation facing south and serving apartments 19 and 20 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration

level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 22 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed North and West Elevations Drwg.no S0_2267_03_AC_031 rev B received 5 September 2016
Proposed South and East Elevations Drwg.no S0_2267_03_AC_030 rev B received 5 September 2016
Proposed Ground Floor Plans Drwg.no S0_2267_03_AC_020 rev E received 5 September 2016
Proposed First Floor Plans Drwg.no S0_2267_03_AC_021 rev E received 5 September 2016
Proposed Second Floor Plans Drwg.no S0_2267_03_AC_022 rev D received 5 September 2016
Proposed Roof Plans Drwg.no S0_2267_03_AC_023 rev C received 5 September 2016
Proposed Site Plan Drwg.no S0_2267_03_AC_010 rev C received 5 September 2016
Proposed Block Plan Drwg.no S0_2267_03_AC_011 rev D received 5 September 2016
Design and Access Statement received 26 May 2016
Planning Statement received 26 May 2016
Extended Phase I Habitat Survey received 26 May 2016
Drainage Strategy Report received 26 May 2016
Land Contamination Assessment received 26 May 2016
Landscaping Strategy Drwg.no SO_2267_03_LA_MCS551 rev E received 14 September 2016
Transport Assessment and Layout Plan received 26 May 2016
Tree Survey/ Arboricultural Implications
Refuse and Waste Management Plan received 26 May 2016
Refuse Collection Statement received 4 October 2016
Arboricultural Method Statement received 4 October 2016
Arboricultural Report received 4 October 2016
Tree Protection Plan received 4 October 2016
Utilities Survey Report received 26 May 2016
Reason: - To ensure provision of a satisfactory development.

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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit

- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 19 December 2016 which requires;

- (i) A contribution in respect of the Solent Recreation Mitigation Project;
- (ii) A contribution in relation to a Traffic Regulation Order if required by the highway authority;
- (iii) A contribution to Affordable Housing; and
- (iv) Monitoring fees.

- (6) 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.

- (7) 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.

- (8) 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 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.

- (9) 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.

- (10) A formal application for connection to the public sewerage system is required in order to service this development.
Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss these matters with Southern Water
Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

- (11) In accordance with highway legislation any refuse vehicle serving the proposed development shall not be parked within the zig zag markings of the Zebra crossing to the south of the refuse store entrance.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 December 2016