



Reserved Matters Supporting Statement

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

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

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

Prepared on behalf of Mr L. Kane

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0.0 Generally

0.1 The conditions this document pertains to are as follows:

Condition 7

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

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

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

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

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

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

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

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

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

Condition 16

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

Condition 18

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

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

Condition 19

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or 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.

Condition 22

The development hereby permitted shall not be occupied until:

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

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

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

0.2 Reference Drawings

17023-141	Location and Block Plans
17023-161C	Ecological Enhancements Plan
17023-450A	Proposed Plans and Elevations
17023-550A	Proposed Context Elevations
17023-551A	Proposed Elevations – Traffic Lights

17023-561	Proposed Bike Sheds
NJC-002 Rev. A	Swept Path Tracking
NJC-004	Traffic Management Plan

0.3 Appendices

- A Measures for the Suppression of Dust during Demolition and Construction Works
- B Measures to Prevent Mud on the Highway
- C Measures for the Management of Noise and Vibration during Demolition and Construction Works
- D External Lighting for Biodiversity

1.0 Construction Management

- 1.1 The works generally comprise the construction of 4 No. one bedroom cottages with associated parking and amenities.
- 1.2 As a contractor has not yet been finalised, some details are as yet unknown and therefore only a partial discharge of Condition 7 is being sought at this time.

Hours of Work

- 1.3 Construction works will be limited to the following hours:

08:00 – 18:00 Monday to Friday.

08:00 – 13:00 Saturday

Strictly no Sunday or Bank holiday working will be permitted

Materials

- 1.4 The person carrying out the works should arrange for the timely purchase and delivery of materials to prevent delays in construction.
- 1.5 All materials shall be stored correctly to avoid damage by damp, excess moisture, rain, or daylight, and shall be stored securely to prevent theft.
- 1.6 The person carrying out the works should plan delivery schedules in advance to reduce the number and length of journeys. Deliveries and collections are to be pre-booked to minimise any potential congestion and time spent waiting on the public highway.
- 1.7 Where possible, materials and goods should be purchased from local suppliers.

Traffic Control to minimise disruption to neighbours and the local environment

- 1.8 West Street is busy at all times of the day with vehicles, however the site itself is situated well back from the road and accessed via a private driveway.
- 1.9 Deliveries of materials and contractors travelling to the site will be instructed to approach from Park Road. At this location deliveries should take place no earlier than 9:30am and no later than 2pm, to ensure deliveries avoid busy times such as rush hour and local school drop offs.
- 1.10 Site directions will be compiled and provided to all contractors, suppliers and visitors.
- 1.11 During any work the existing roadways will remain clear for vehicles and access for emergency vehicles at all times.
- 1.12 As the site is set back from the road, there is ample room for deliveries to drive directly on to the site without the need to stop on West Street, thereby reducing traffic impact to neighbours and other road users.
- 1.13 A site entrance sign when necessary will be erected to avoid vehicles missing the site and needing to turn further down the road.
- 1.14 A hammer head (turning zone) vehicle zone will be on site to avoid vehicles from needing to reverse on to West Street. Please refer to the accompanying Swept Path Tracking Plan.
- 1.15 All site personnel and visitors must wear at all times hi-visibility vests/ jackets whilst on site.
- 1.16 All deliveries to the site must be notified to the project lead 24 hours prior to arriving on site.
- 1.17 All deliveries and contractors will be advised to be aware of the presence of other vehicles, pedestrians and footpath users and visitors at all times.
- 1.18 Weekly delivery schedules will be compiled, where necessary, and daily discussions will be undertaken with my supply chain to pre-arrange timed delivery of materials and movement of plant and equipment.
- 1.19 Contractor's parking to be limited on site. Under no circumstances will any parking be permitted on West Street or any surrounding roads.
- 1.20 All orders placed with suppliers' contractors will contain this information as detailed above.

Control of dust – See Appendix A for further details

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

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

Noise Health and Safety on Site

- 1.21 All contractors will be reminded of the need to select equipment and plant that reduces vibration and noise to the lowest achievable level.
- 1.22 Contractors will also take into account when completing Risk Assessments that they must reduce noise and vibration exposure by such means as taking regular breaks, reducing the time of use on the equipment, enforce use of PPE for noise and vibration and encourage operatives to keep warm and promote exercise for better circulation in the body.
- 1.23 Contractors must first consider reducing at source and selecting low emission equipment. PPE is a last resort and is unlikely to reduce the exposure figures.
- 1.24 Contractors working on site must ensure that the vibration figures for all tools are known and personnel exposure figures are provided to personnel to allow them to monitor action and limit values.
- 1.25 When there is a need for health monitoring when carrying out specific work with noise producing plant or equipment or vibratory tools then evidence of this will be required from the contractor prior to commencing work on site.

2.0 Ecological Enhancements

- 2.1 The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.
- 2.2 Currently, the site is derelict and much of the ground is covered in concrete hardstanding. Given the site location, adjacent to an industrial estate and a main road, it is unlikely that there are any protected or priority species currently found within the site. However, as per the Approved Landscape Assessment and Method Statement, the site benefits from some existing boundary planting which shall be retained as per drawing 17023-161 to maintain a green 'buffer zone' between the residential zone and industrial estate to the north. There is also a small watercourse to the north and planted pedestrian footpath to the east.



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

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

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

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

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

- 2.6 Areas of amenity grassland to be sown with a species-rich seed mix for lawns such as Emorsgate seed mix EL1 and EG1 (or equivalent).
- 2.7 Two new trees are proposed to screen the bin and bike storage. The compact and pollution tolerant native Field Maple (*Acer campestre*) is recommended. Specimens to be Selected Standard size with a minimum size of 10mm trunk diameter and 3m height.
- 2.8 Lightweight green roof systems suitable for domestic outbuildings are now readily available. Research suggests that they not only assist in controlling surface water runoff but also result in around a 10% increase in insect activity for every square metre laid. Each bike shed will provide approximately 8m² of green roof.



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



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



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

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

3.0 Means of Enclosure

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