

Graham Nicolls Limited

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HAVANT BOROUGH
COUNCIL

30 JAN 2015

RECEIVED

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Havant Borough Council
Civic Offices
Civic Centre Road
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23.01.2015

VALIDATION STATEMENTS

30 HIGH STREET EMSWORTH HANTS PO10 7AR

RE: PROPOSED ALTERATIONS INCLUDING CHANGE OF USE , DEMOLITION AND EXTENSION TO
FORM A ONE BEDROOM FLAT

SUBSEQUENT TO APPROVALS APP/11/01323 / APP/11/01282 and APP/13/00926

AFFORDABLE HOUSING STATEMENT: Attached

AIR QUALITY STATEMENT: Not applicable

BIO-DIVERSITY CHECKLIST: The Bio-Diversity Checklist is attached, we wish to draw your attention to the site in question. It is a concrete yard at the rear of a commercial building contained within masonry boundary walls. There are no trees, shrubs, plants or habitats to report to you about.

COMMUNITY INFRASTRUCTURE LEVY: Attached

FLOOD RISK ASSESSMENT: The site is not located within a designated flood risk area. See attached extract from The Environment Agency web site for information only.

FOUL SEWER AND UTILITIES STATEMENT: All required services and foul drainage connections and Supplies already serve the property

HERITAGE STATEMENT: Attached

LAND CONTAMINATION STATEMENT: The proposal will be in the same location as the existing planning approval, there is no known contamination however in accordance with good practice if any contamination is discovered during the construction phase works will cease until analysis is completed or such remedial treatments are completed.

LANDSCAPING: This is limited to areas of replacement paving materials as stated in the Design and Access Statement.

LIGHTING STATEMENT: No new lighting other than the two courtyards and access path at the rear of the property consistent with safety and will be of a domestic nature.

MARKETTING STATEMENT: Not applicable.

NOISE IMPACT ASSESSMENT: Not applicable other than a proposal to limit construction works to acceptable hours and days by agreement with Havant B.C.

PARKING PROVISION: Due to the nature of the site and town centre location no on-site parking facility is possible. Nearby public parking facilities are available, public transport exists very close to the property and there is space to store a bicycle securely within one of the two courtyards.

PLANNING OBLIGATIONS: Not applicable.

PLAYING FIELDS/SPORTING FACILITIES: A number of existing open spaces and sporting options are available, particularly water based sports and harbour footpaths.

SUSTAINABILITY STATEMENT: Not applicable

PHOTOGRAPHS: Not applicable.

TELECOMMUNICATIONS: Not applicable.

TOWN CENTRE USES: A good range of retail outlets are available.

TRANSPORT ASSESSMENT: Good and very local access to bus services, local and mainline train services. The A259 passes close to the town centre with direct access to trunk routes and motorways. It is considered unlikely that the provision of one new one bedroom flat will noticeably alter the existing traffic intensity.

TRAVEL PLAN: Buses pass the property, local and mainline train are within a few minutes walk but most Local facilities are virtually on the doorstep.

TREE SURVEY/ARBORICULTURAL IMPLICATIONS: There are no trees on the site, in the event that any tree roots are found when trial holes are undertaken serving any trees in adjoining ownership, advice will be taken prior to excavations in that area.

VENTILATION/EXTRACTION: Existing air-conditioning units are to be replaced.

Graham Nicolls 23.01.2015