PLANNING APPLICATION

AGORA design & management

PERMIT

LOCAL VALIDATION STATEMENTS

for

PROPOSED NEW FACILITY

for

OPTIVET REFERRALS
3 DOWNLEY ROAD
HAVANT
HAMPSHIRE



28 July 2011

CONTENTS

1.0 Introduction
2.0 Affordable Housing Statement
3.0 Air Quality Assessment
4.0 Biodiversity Survey and Report
5.0 Environmental Impact Statement
6.0 Flood Risk Assessment
7.0 Foul Sewage and Utilities Assessment
8.0 Heritage Statement
9.0 Land Contamination Assessment
10.0 Lighting Assessment
11.0 Noise Impact Assessment
12.0 Open Space Assessment
13.0 Planning Obligations
14.0 Planning Statement
15.0 Site Waste Management Plan
16.0 Statement of Community Involvement
17.0 Structural Survey
18.0 Telecommunications Development
19.0 Town Centre Uses
20.0 Transport Assessment
21.0 Travel Plan
22.0 Tree Survey Arboricultural Implications
23.0 Ventilation/Extraction Statement

1.0 Introduction

This report covers the Local Validation Requirements of Havant Borough Council (referred to by them as 'Additional Conditional Documents') in support of the proposed new facility for Optivet Referrals Veterinary practice. This should be read in conjunction with all other planning application documents for this project.

2.0 Affordable Housing Statement

Not applicable to non residential development.

3.0 Air Quality Assessment

The proposal does not reside within an Air Quality Management Area.

4.0 Biodiversity Survey and Report

The proposals are contained within a site which has been developed, covered considerably by hard surface finishes and therefore offer little impact of biodiversity.

A mature tree belt sits to the east of the building to which no works will be undertaken and therefore this area will still offer habitat for insects, small mammals and birds.

5.0 Environment Impact Assessment

The Development is considered to be outside the scope of the Regulations. The proposals do not affect any of the current gas storage or pipeline facility.

6.0 Flood Risk Assessment

The site is not located within an area subject to flood risk.

7.0 Foul Sewage and Utilities Assessment

The existing site is served by mains surface and foul water sewage, gas, electricity and telecoms services. Existing surface water connections will be maintained whilst new connections for foul water (relocated sanitary facilities and additional wash hand basins/sinks) are to be made as identified on the application drawings, close to the building's perimeter. The existing systems have been assessed for sufficient capacity. A sub meter is required for electrical power to the building.

8.0 Heritage Statement

Not applicable as the site does not reside within the curtilage of a listed building or conservation area.

9.0 Land Contamination Assessment

Enquiries have been undertaken by our Client's Surveyors which have not revealed any contamination affecting the property or neighbouring properties. An asbestos survey is to be

undertaken prior to any strip-out works required to fulfil the proposals, all in accordance with the mandatory Control of Asbestos at Work Regulations 2002.

10.0 Lighting Assessment

The existing facility is equipped with pole mounted flood lighting and some building mounted lights. The existing pole mounted lighting will be retained unaltered whilst the building mounted fittings will be relocated to suit revised door locations. 2no. supplementary building mounted lights are to be incorporated to either side of the new entrance.

11.0 Noise Impact Assessment

The principal operation of the proposed ophthalmic veterinary clinic is deemed not to generate any noise disturbance. Ventilation extract is of similar nature to typical office facilities. 6no. enclosed timber kennels are to be incorporated for the sole use of temporary housing of any dogs brought to site by the clinic's staff (as this is quite common for this type of establishment) during normal opening hours. A laurel hedge inside a timber fence to the front of these kennels mitigates noise from barking both by reducing visual stimulus and provide sound absorption, for which laurel planting has been demonstrably proved to be effective for typical (canine) frequencies.

12.0 Open Space Assessment

Not applicable as the proposed development is a change of use of an existing facility.

13.0 Planning Obligations

Not applicable.

14.0 Planning Statement

Not applicable. Please refer to accompanying 'Design & Access Statement'.

15.0 Site Waste Management Plan

Whilst a Site Waste Management Plan is to be prepared in accordance with the SWMP Regulations 2008, we advise that the proposal include the full strip out of the existing building and subsequent new full fit-out, all as detailed on the accompanying planning application drawings.

Arisings from the removal of the above constructions will principally amount to poured concrete floor slab, blockwork partitions, sanitaryware, doors, windows, electrical cabling, ventilation ductwork, some brickwork and hard external surfaces, which will be appropriately segregated and removed to landfill or recycling, all subject to any necessary chemical analysis.

During the construction phase, the selected contractor will be required to provide, instigate, and maintain a Site Waste Management Plan, separating materials and providing segregated storage dependent upon suitability for recycling, normal landfill, or specialist disposal of hazardous content (gypsum etc.). Careful specification of materials, including selection of the most efficient size of product to minimise waste, will also be undertaken during detailed design and production drawing stages of the project.

16.0 Statement of Community Involvement

Pre Application advice and consultation was undertaken with Havant Borough Council's Planning Department as part of Application number APP/10/00221 which related to this site and applicant and no community involvement was identified.

17.0 Structural Survey

The existing building is of a low pitch propped portal frame construction and this is not deemed to be adversely affected by the proposals.

18.0 Telecommunications Development

Not applicable.

19.0 Town Centre Uses

Not applicable.

20.0 Transport Assessment

No significant transport implications are envisaged.

21.0 Travel Plan

The proposal provides less than 1,000sq.m gross floor space and therefore is below the general guidelines for the requirement of a travel plan as set out by the Local Planning Authority. However, the site is well served by the existing road network and is close to public transport connections.

22.0 Tree Survey Arboricultural Implications

A belt of TPO protected trees is to be found along the eastern site boundary (to Downley Road), which, whilst are not directly affected by the proposals, are to be suitably fenced off in accordance with BS 5837 2005. Please refer to application drawings for tree survey. Adjacent trees are present on the neighbouring site to the southern boundary but these are outside of the vicinity of the proposed alterations.

23.0 Ventilation/Extraction Statement

Not applicable as the proposed development does not fall within specified use categories of A3, A4 or A5 nor is there any substantial ventilation or extraction equipment proposed.