

NARVIA_{LTD}

Narvia Ltd
55 Robins Bow,
Camberley
Surrey
GU15 3NP



Dismissal of conditions

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012



Documentation for condition dismissal

Contents

Condition	Description	Documents / Action
Condition 2	External facing samples	Samples have been provided
Condition 4	Detailed soft landscaping scheme	Appendix 1
Condition 6	Finished level details	Appendix 2
Condition 7	External lighting details	Appendix 3
Condition 8	Hard surfacing details	Appendix 4
Condition 9	Sewage details	Appendix 5
Condition 10	Hydrological Report	Appendix 6
Condition 11	Fencing details	Appendix 7
Condition 12	Tree Report	Appendix 8
Condition 13	Construction Method Statement	Appendix 9
Condition 16	Certificate of compliance with Code for Sustainable Homes	Appendix 10
Condition 18	Bat boxes and log piles	Appendix 11





Havant
BOROUGH COUNCIL

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Bryan Jezeph Consultancy
The Gallery
3 South Street
Titchfield
Hants
PO14 4DL

For: Meon Valley Developments Ltd



**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/11/01275

Site Address: Land rear of 38 & 40 Gladys Avenue, WaterlooVille

Proposal: Construction of 2No. 3 bed houses including associated access, car parking and landscaping.

Further to your application received on 22 July 2011 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 your application.
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the south (side) elevation of plot 1 at first floor level without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

Our Ref: APP/11/01275

- 4 No development hereby permitted shall be commenced 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.
Reason: To ensure the appearance of the development is satisfactory and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement
- 5 The implementation of all such approved landscaping referred to in condition 4 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 7 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 8 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1 and 25.
- 9 The dwellings shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure satisfactory drainage and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

- 10 The dwellings shall not be occupied until the installation of a surface water drainage scheme has been completed in accordance with the plans and specification contained in the Hydrological Study Report by the Cowan Consultancy.
Reason: To ensure satisfactory drainage and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 11 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 12 In this condition, "retained tree" means an existing tree which is to be retained in accordance with the plans and particulars set out in the letter and appendices dated 16 May 2011, from Jonathan Helen Brown of Alderwood Consulting. Paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use on that particular plot.
- i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - ii) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
 - iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with plan JF1 before any equipment, machinery or materials are brought onto the site for the purpose of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 13 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development

- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Development shall only take place in strict adherence with the details thus approved.

Reason: To ensure satisfactory development and having due regard to CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

- 14 The development shall not be brought into use until space for the loading, unloading and parking 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.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

- 15 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.

- 16 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 22.

- 17 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 22.

- 18 Prior to the commencement of the development hereby approved, the following details, including a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority:

- a) Log piles to act as a refuge for insects, reptiles and amphibians, and
- b) Bat boxes

Development shall only be undertaken in accordance with the details and timetable thus approved.

Reason: in the interests of biodiversity in accordance with saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9.

19 The development shall only be carried out in accordance with the following approved plans and documents:

- Location Plan
- Site layout GA10/01
- Floor plans GA 10/03
- Elevations GA10/04
- Streetscene GA10/02
- Block plan GA10/05
- Section GA10/06
- Design and Access Statement
- Alderwood Tree Report
- Hydrological study Report and Sustainable Surface Water Drainage Proposals.

Reason: To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)
PPS22	(Renewable Energy)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the streetscene, the effect on the neighbouring properties, highways and traffic, the effect on the surrounding trees, flood risk and drainage. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (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 Civic Offices or by telephoning 023 9244 6015.

Our Ref: APP/11/01275

- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 21 February 2012 which requires payment of financial sums for the purposes of Transport Contributions under the Hampshire County Council Transport Contribution Scheme.



Mr Chris Murray
Service Manager (Planning Development)

28 March 2012

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GU15 3NP



Appendix 1

38b & 40b Gladys Avenue

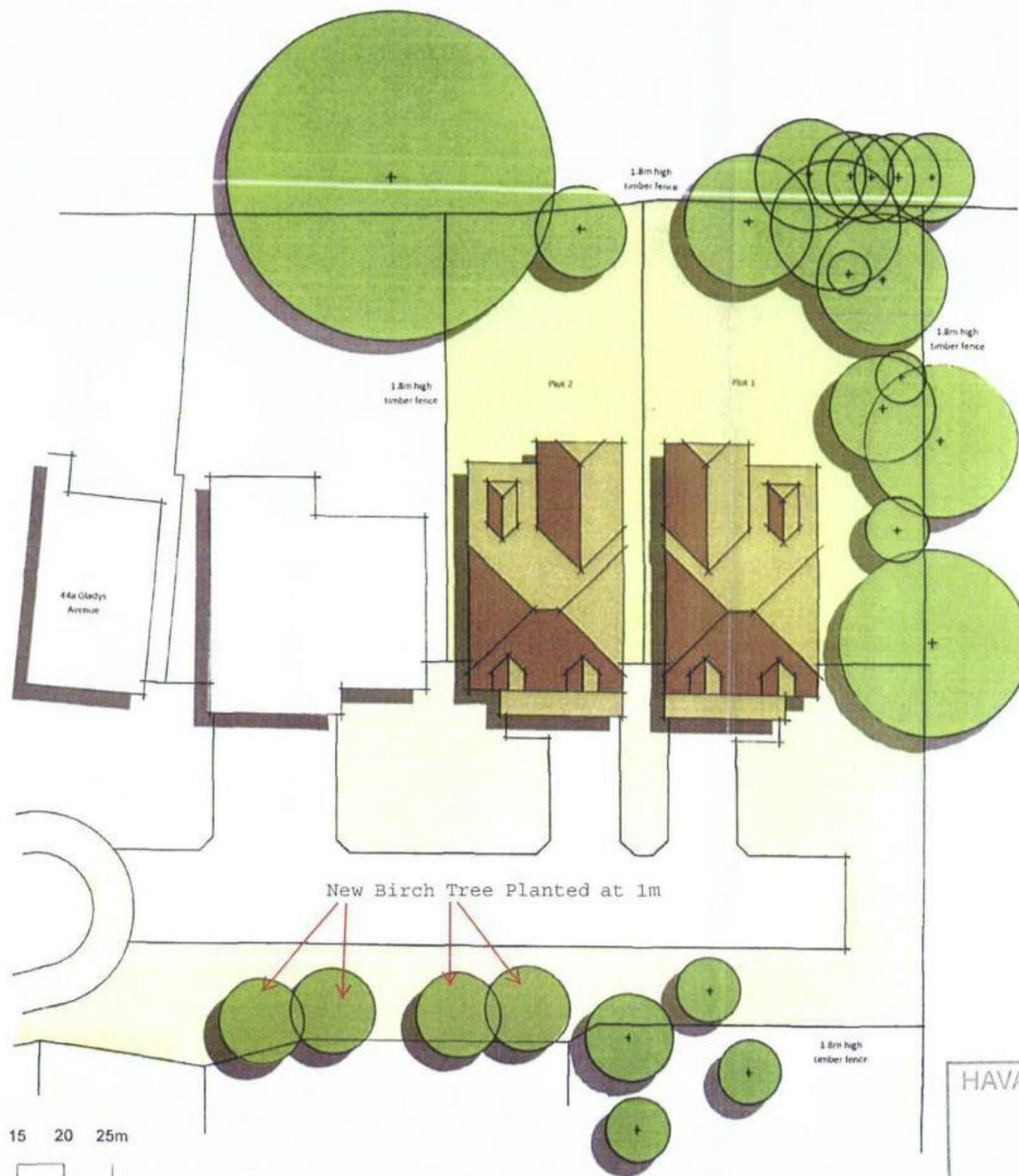
Cowplain,

Waterlooville

PO8 8HS

November 2012





0 5 10 15 20 25m

Scale Bar 1:500



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22 JUL 2011
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12 DEC 2012
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Project :	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Title :	
Site Layout	
Scale	- 1:200
Drawing No.	- GA010/01
Date	- May 2011
Meon Valley Developments Limited	

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Appendix 2

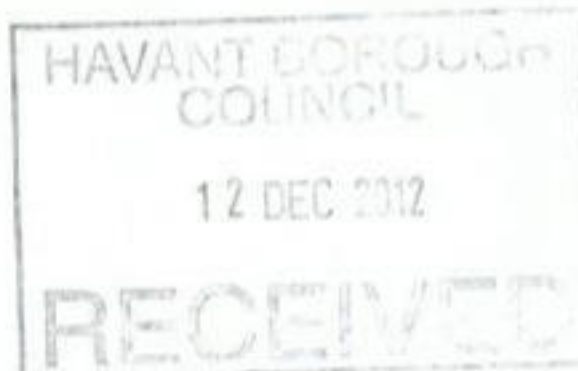
38b & 40b Gladys Avenue

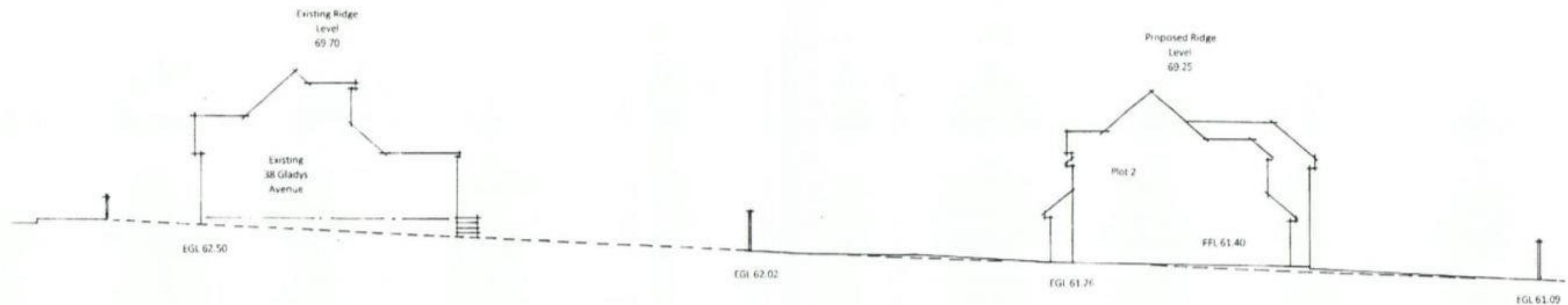
Cowplain,

Waterlooville

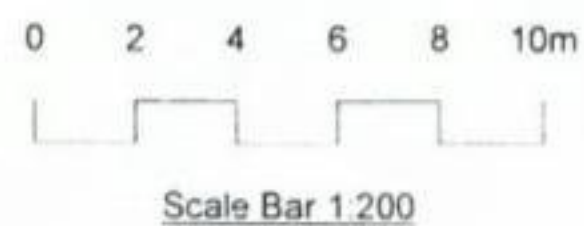
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Project:	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Title:	
Long Section (including existing ground and finish floor levels)	
Scale	- 1 : 200
Drawing No.	- GA010/06
Date	- May 2011
<i>Meon Valley</i> Developments Limited	

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Appendix 3

38b & 40b Gladys Avenue

Cowplain,

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Appendix 4

38b & 40b Gladys Avenue

Cowplain,

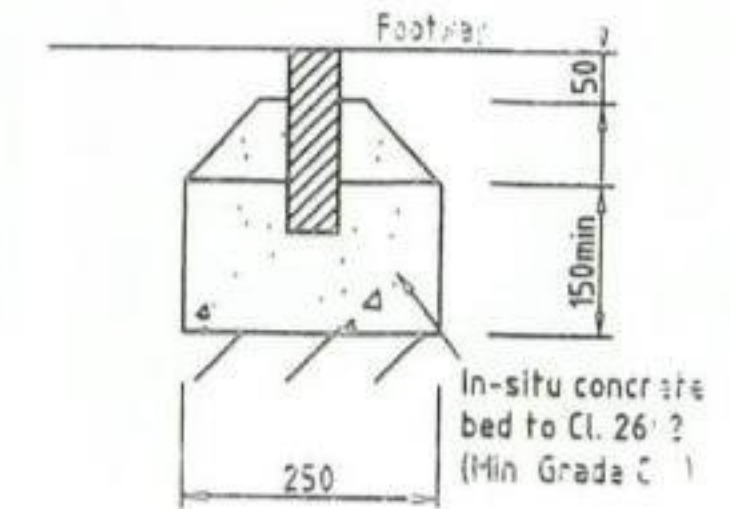
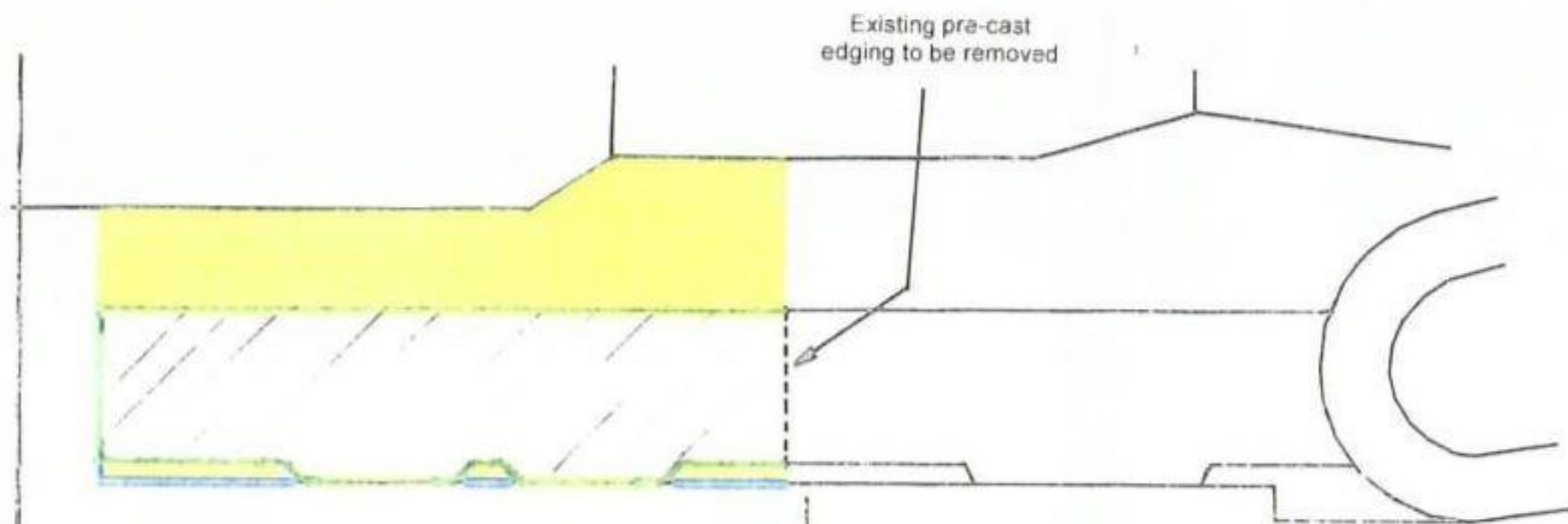
Waterlooville

PO8 8HS

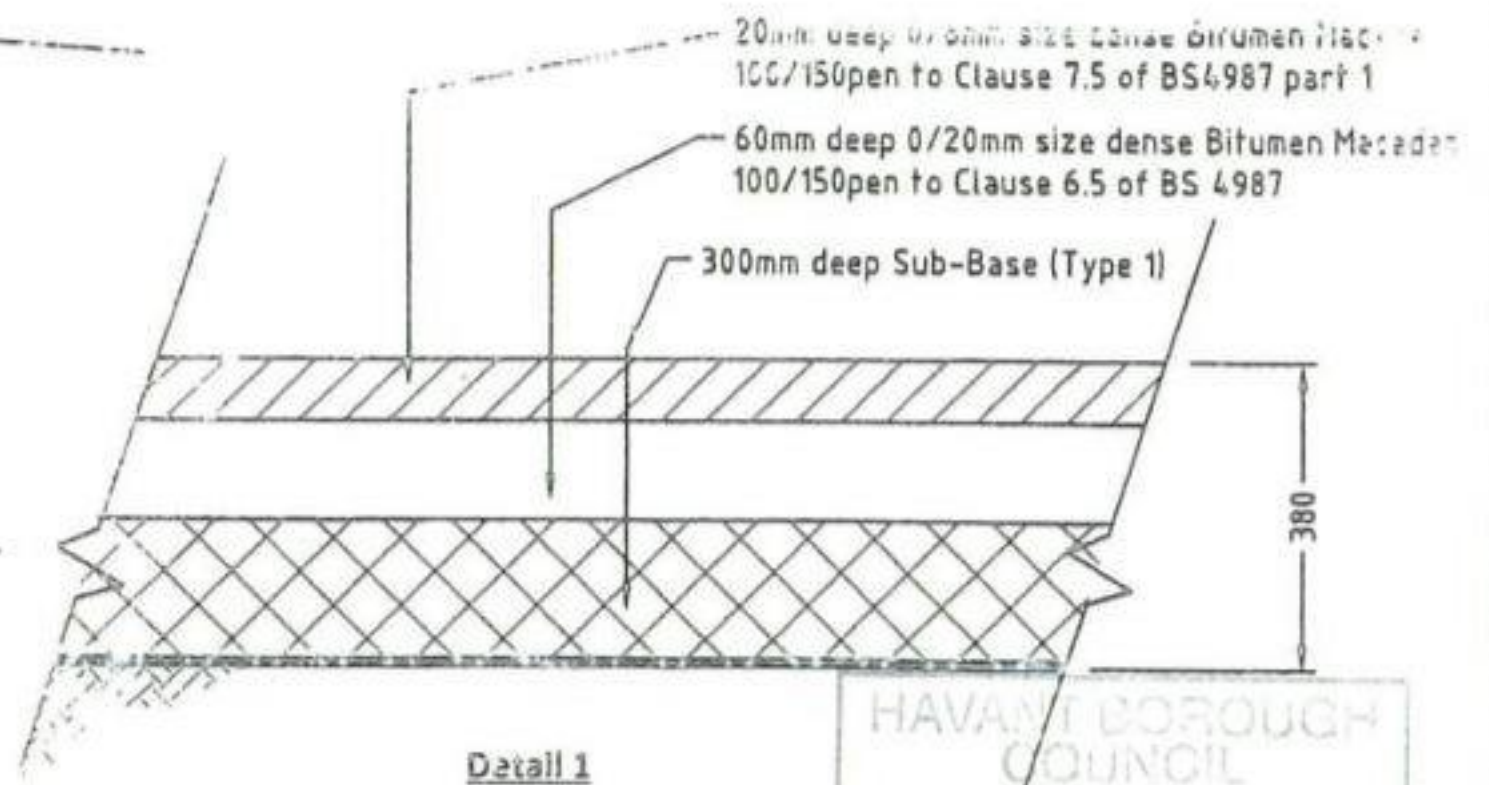
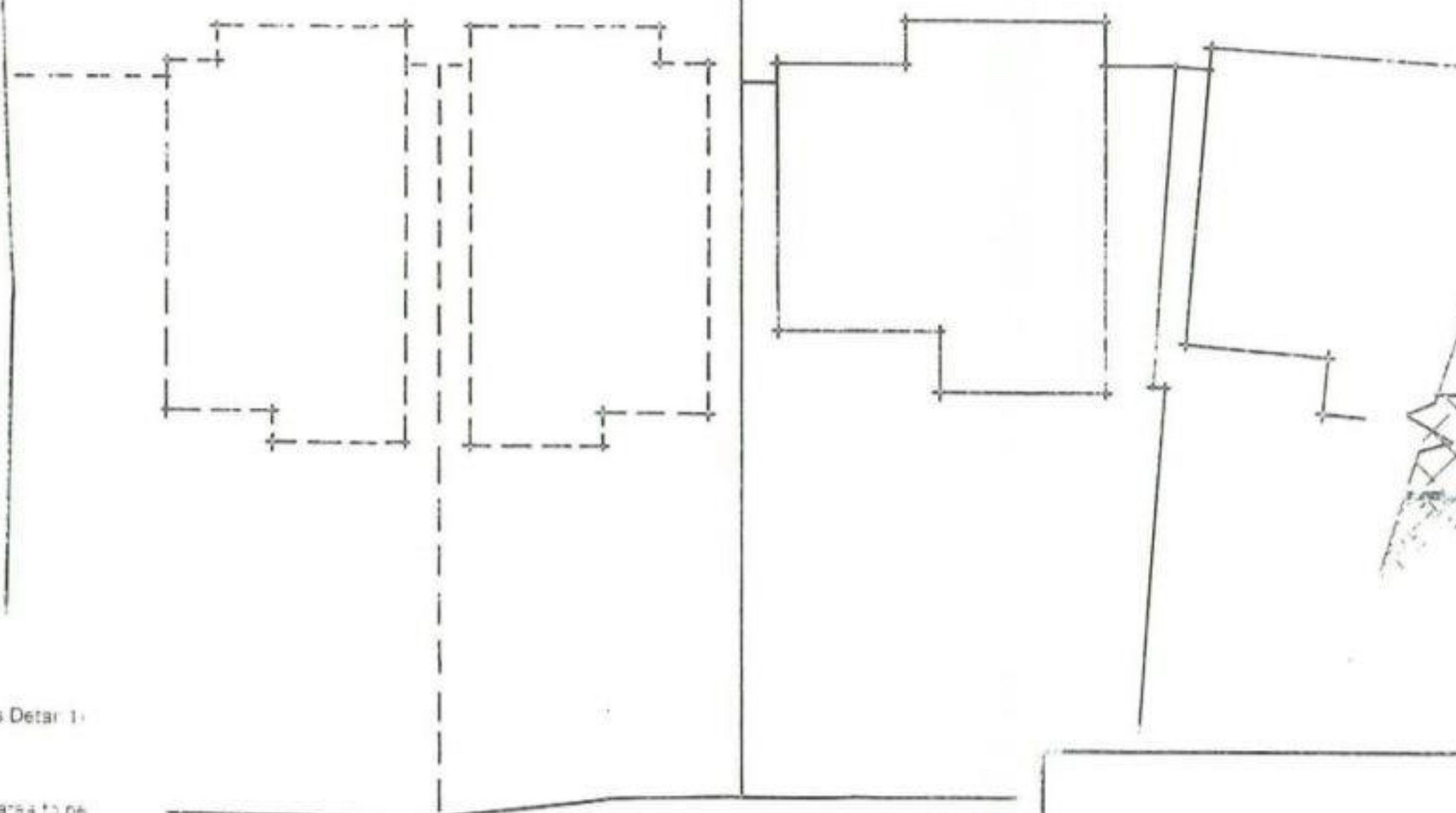
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CONSTRUCTION DETAILS



Detail 2



Detail 1

PLAN 2

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Termas drive as Detail 1

Service margin / area to be topped up to 150mm

Pre-cast concrete driveway edging (as Detail 2)

Pre-cast concrete service margin edging (as Detail 2)

Project:	Land to the rear of 38 & 40 Gladys Avenue, Cowplain
Title:	Proposed Driveway (Sheet 1 of 3)
Scale:	1 : 200
Drawing No.:	GA010/10
Date:	April 2012

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Appendix 5

38b & 40b Gladys Avenue

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Appendix 6

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012



INTRODUCTION

In 2006 phase 1 of our clients Gladys Avenue development was completed with three units to the rear of Nos. 42 and 44 Gladys Avenue; phases 2 and 3 followed shortly afterwards with developments to the rear of Nos. 40 and 46 Gladys Avenue. In 2009 Phase 4 of the development proposed to develop the land to the rear of Nos. 26 and 30 Gladys Avenue with a pair of semi-detached properties.

For each of these developments a Hydrological Study and surface water drainage scheme was produced.

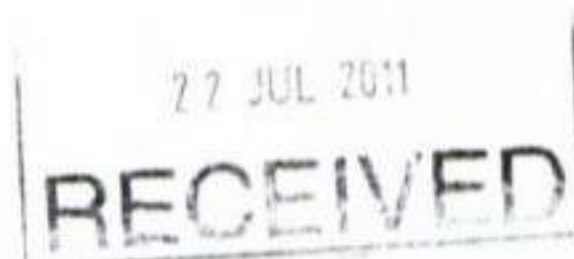
The following hydrological report considers the requirements of the Phase 5 development which consists of 2 detached dwellings and gives proposals for the storm water drainage requirements in a similar vein to the previous phases of this development. A proposed site layout plan can be seen in Appendix A.

As in the previous phases of this development the sub soil is likely to be of slowly permeable clayey substrates. This will be confirmed during the intrusive site investigation to be undertaken on the site in the future. This clayey soil means that traditional soakways are not suitable for this site. Therefore as was utilised in the previous phases large scale soakaway tanks are proposed which use highly voided cellular tanks to store storm water whilst it soaks away. A permeable paving solution will also be utilised for the access road and parking areas in this phase of the development. This type of drainage solution means that all storm water which falls on the site is stored until it can slowly infiltrate into the surrounding soil. Coarse-grained permeable substrata do not appear to occur on this site and so, in the absence of laterally flowing groundwater, the proposals will not interfere with the wider hydrogeology system.

SITE DESCRIPTION

The proposed site of the new development covers the land to the rear of 38 and 40 Gladys Avenue, which is currently used as domestic rear gardens. The development consist of 2 new detached dwellings designated plots 1 and 2. The grid reference for the site is SU6920 1175. This is approximately 30m to the South of the phase 1 development, to the rear of 42 Gladys Avenue, of which a detailed soil investigation was undertaken in December 2003 and January 2004. The site is to be found to the East of Gladys Avenue and the site generally slopes from northwest to southeast.

The site lies within the drainage catchment of the Wallington Brook. This watercourse flows south and west and finally outfalls into Fareham Harbour.



GEOLOGY

A study was made of the local British Geological Survey map and it was found that the site is overlain by Reading Formation which consists of mottled clay with possibly some sand content. The Reading formation overlies Upper Chalk with London Clay formation found to the south of the site. The findings of the map are confirmed by the site investigation carried out on phase 1 of the development.

SOAKAWAY TESTS AND STORM CONDITION

Detailed soakaway testing was undertaken during phase 1 to the rear of No. 42 Gladys Avenue. Even though the new site is approximately 30m to the South of this site the geological map shows that the underlying soil is the same Reading formation and it is very unlikely that any significant difference in subsoil will occur over such a small distance. This engineering assumption will also be checked during an intrusive site investigation when the phase 5 works are to begin. We have therefore utilised the results from the previous soakaway testing to produce a storm water drainage scheme for the proposed development. The soakaway tests were undertaken for Meon Valley Developments using standard methodology. The soakaway test results show that the soil infiltration rate is likely to be at the low end for the underlying deposits encountered of 0.03m/day.

The previous hydrological assessments showed that this relatively low soil infiltration value when combined with the Flood Estimation Handbook rainfall meant that a long duration storm would produce the worst case scenario for the site. This is opposed to a short duration high intensity storm. Therefore the long duration storm with a 1 in 100 year return period +20% allowance for climate change has also been used to produce a drainage solution in accordance with PPS25 for the storm drainage solution on the new development.

DRAINAGE

It is understood that the majority of the local surface water drainage in the area is disposed of via soakaways. It is also understood from local anecdotal evidence that some local properties have previously experienced some kind of flooding which can occur every 3 to 5 years. Our scheme proposes to use a 1/100 year storm event + 20%. This means that the proposed development will have no effect on other properties in the local area for storm return periods less than 100 years. We have undertaken drainage design calculations, which can be found in Appendix B, utilising BRE Digest 365 recommendations combined with PPS25 and FEH criteria.

The proposed development to the rear of No. 38 & 40 Gladys Avenue does represent an increase in impermeable area over that which is already present. However the proposed drainage scheme, which considers all new areas of

27 JUL 2011

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hardstanding including roofs, roads, driveways and pavements, would allow the collection and temporary storage of all rapid runoff storm water. This collected storm water would then be stored whilst slowly soaking into the subsoil as currently occurs on the site.

CONCLUSIONS

From the previous developments investigations the soil infiltration rate of the subsoil has been determined as 0.032m/day. It has also been determined that a long duration storm will provide the worst case for any storage system. This long period storm has been considered for a 1 in 100 year return period + 20% as suggested by PPG25. The proposed storm drainage solution has been produced in-line with that already installed for the previous phases of this development.

The storm drainage scheme for each of the proposed dwellings making up the proposed development will consist of two large combined storage / soakaway tanks with water from all impermeable areas being piped into them. These underground storage/soakaway units will be constructed using cellular units which have much higher void ratios than traditional rubble filled soakaways. These cellular units can also be installed in load bearing applications (i.e. under driveways) if required.

Appendix B contains design calculations for these storage/soakaway tanks along with a proposed tank layout plan for each plot. Plot 1 would require one tank of 6.0x2.50m on plan and 1.5m in depth and one tank of 7.0x2.50m on plan and 1.5m in depth. Due to the tree protection areas Plot 2 would require one tank of 7.5x2.50m on plan and 1.5m in depth and one tank of 5.0x3.00m on plan and 1.5m in depth. It is of note that the amount of rain falling on the site will not increase only the speed at which this water runs-off the impermeable areas of the site. The proposed underground storage tanks and permeable access road and parking areas allow this rapid run-off to be stored whilst it slowly soaks away. Therefore as a 1/100 year storm event + 20% has been assumed for this study, adopting the measures proposed above will significantly reduce the flood risk to the area of the phase 5 proposed development.



ELVIN GOMERY B. Eng.
For and on behalf of Cowan Consultancy

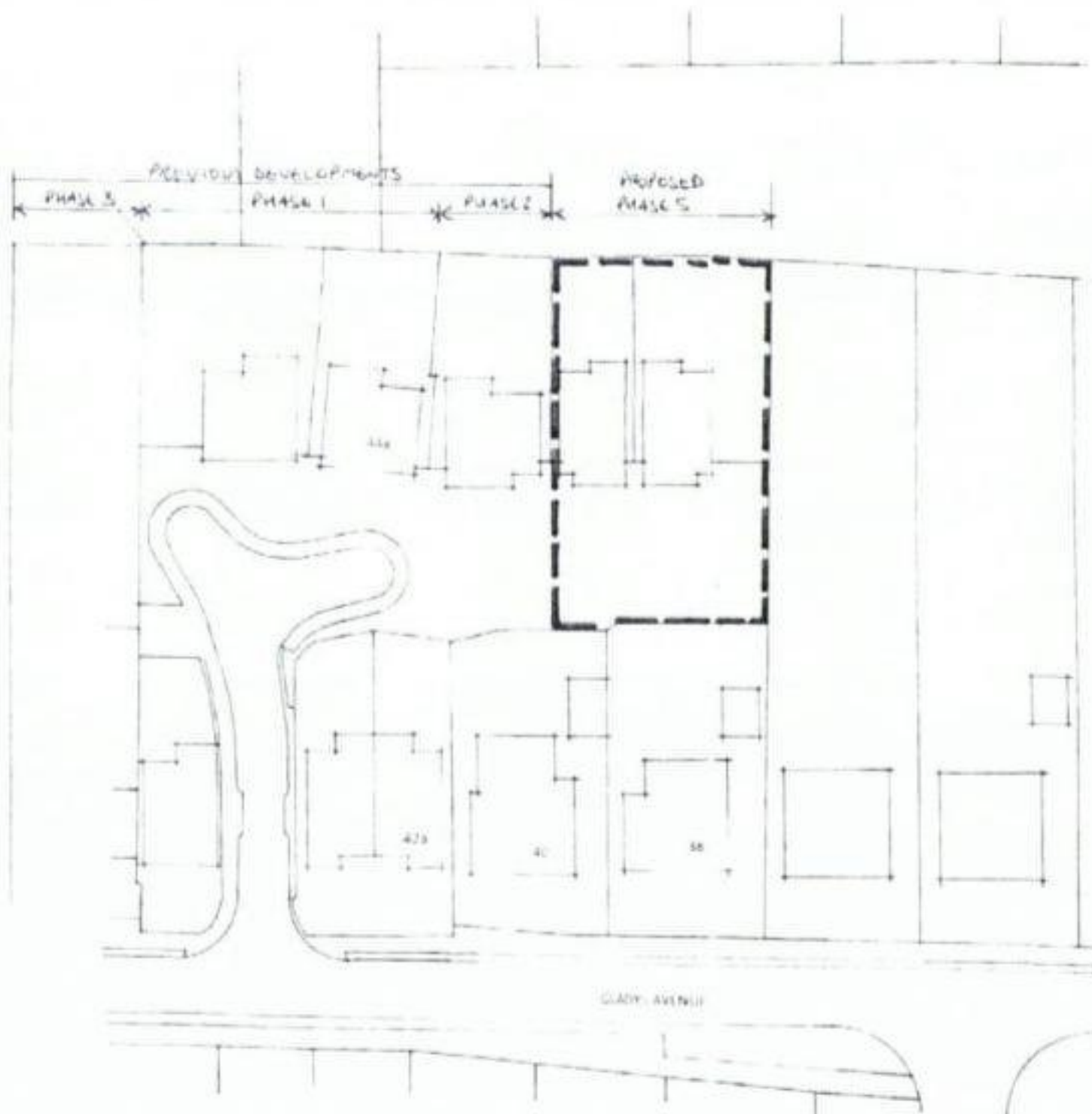
DAVID BUTTON
B.Sc., (Eng), C.Eng., M.I.C.E.
For and on behalf of Cowan
Consultancy

22 JUL 2011

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APPENDIX A





--- PROPOSED PHASE 5
DEVELOPMENTS

Project	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Type	
Block Plan	
Scale	1:500
Drawing No.	GA010/05
Date	May 2011

HAVANT BOROUGH
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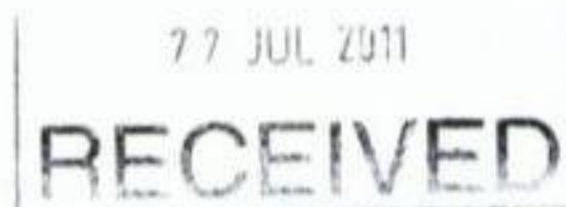
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27 JUL 2011

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APPENDIX B



Ref: 12/10/1	Sheet: 1	Date: 12/11
By: E. [Signature]	By: [Signature]	Checked:

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PLOT 1**Soakaway & Storage Design**

Following on from Environmental Project Consulting Group calculations
(Substituting Storm cell units instead of granular fill for all soakaways)

Storm 1/100 year return + 20% event of 16 days duration in accordance with PPG25

depth rainfall 230.23 (+20%)

Area 151.0 m²

Storage req 34.76 m³

Area Soakaway Tank 2

B 7

D 2.5

Depth 1.5

Area Soakaway Tank 1

B 6

D 2.5

Rate soakaway Tank 2 0.456 m³/day

Void ratio 0.95 %

soil infiltration rate 0.032

Storage provided 24.9375 m³

depth req. Blanket 2.440 m

Rate soakaway Tank 1 0.664 m³/day

Time to soakaway (Both tanks) 31.05 days

Extra rainfall (Ave 2.6mm day) 5.91 m³

Total volume to store 40.67 m³

Depth storage req. 1.10 m

Tank 1 B 6.00 m

D 2.50 m

Min Depth 1.50 m

Double Check Solution

Rate soakaway Tank 1 0.41 m³/day

Time to soakaway 40.24 days

Additional rain 9.52 m³/day

Total volume 44.28 m³

Actual storage Tank 1 21.38 m³

Actual storage Tank 2 24.94 m³

Total Storage 46.31 m³

Ok Solution is satisfactory

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PLOT 2**Soakaway & Storage Design**

Following on from Environmental Project Consulting Group calculations
(Substituting Storm cell units instead of granular fill for all soakaways)

Storm: 1/100 year return + 20% event of 16 days duration in accordance with PPG25

depth rainfall 230.23 (+20%)

Area 155.0 m²

Storage req 35.69 m³

Area Soakaway Tank 2

B 5

D 3

Depth 1.5

Area Soakaway Tank 1

B 7.5

D 2.5

Rate soakaway Tank 2 0.384 m³/day

Void ratio 0.95 %

soil infiltration rate 0.032

Storage provided 21.375 m³

depth req. Blanket 2.003 m

Rate soakaway Tank 1 0.641 m³/day

Time to soakaway (Both tanks) 34.81 days

Extra rainfall (Ave 2.6mm day) 7.58 m³

Total volume to store 43.27 m³

Depth storage req 1.23 m

Tank 1 B 7.50 m

D 2.50 m

Min. Depth 1.50 m

Double Check Solution

Rate soakaway Tank 1 0.48 m³/day

Time to soakaway 41.30 days

Additional rain 10.20 m³/day

Total volume 45.88 m³

Actual storage Tank 1 26.72 m³

Actual storage Tank 2 21.38 m³

Total Storage 48.09 m³

Ok Solution is satisfactory

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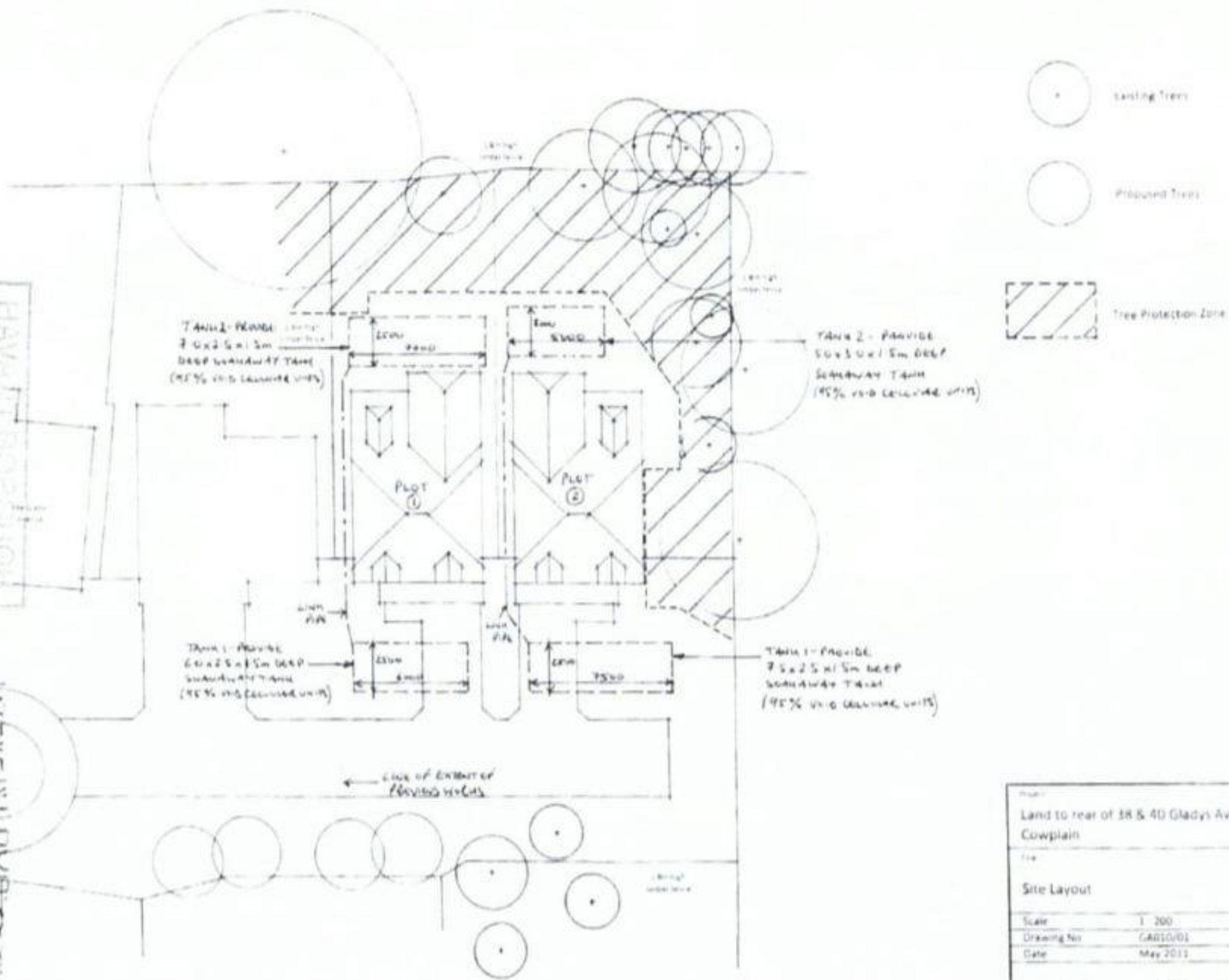
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Project	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Title	
Site Layout	
Scale	1:200
Drawing No.	CAD10/01
Date	May 2011
Meon Valley Developments Limited	

NARVIA^{LTD}

Narvia Ltd
55 Robins Bow,
Camberley
Surrey
GU15 3NP



Appendix 7

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

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Surrey
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Appendix 8

38b & 40b Gladys Avenue

Cowplain,

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My Ref: HB1105AIAL1

16th May 2011

**RE: Proposed erection of dwellings in rear garden of 38 Gladys Avenue,
Waterlooville PO8 8HS.**

In accordance with your instruction, I have visited the above site and collected tree information relevant to the proposed development to the standard normally required by the Local Planning Authority in support of a planning application. My assessment of the impact of the proposals with appropriate protection and amelioration measures is set out below. This letter is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

- 1.1 Development:** The proposal is to erect two free standing two storey dwellings in the rear garden of 38 Gladys Avenue, Waterlooville. The proposed layout of the development is shown on the Meon Valley Developments limited drawing No. GAO10/01, dated May 2011. This drawing has been annotated to show the significant trees within influencing distance of the proposal, with tree numbers and tree protection measures. A copy is attached as plan HB1.

2 Trees

- 2.1 Trees:** In all 11 trees were surveyed, of which 1 (T6) was located off site in an adjacent garden. The trees are predominantly small or young ornamental species with limited amenity value. There is one mature specimen, T5, which is located on the southern boundary. This tree appears to be in shared ownership with the adjacent property but has limited amenity value due to its declining health.
- 2.2 T1 and T2:** These young to maturing specimens are located in the rear garden, close to the proposed driveway. Although they are not significant in terms of arboricultural amenity, they are to be retained and enclosed within the boundary of the rear garden which will be realigned to accommodate the development.

- 2.3 **T6:** This tree is growing on the southern boundary and appears to be in shared ownership with the neighbouring property. The tree is structurally and physiologically weak with a sparse canopy and considerable die back. Due to its location, it will be protected during the development phase but otherwise it would be advisable to remove and replace this tree.
- 2.4 **Trees T6, T7, T8 and T9:** These trees are growing too close together and are therefore leggy with poor structural form and showing signs of die back. Due to this they are of limited amenity value in arboricultural terms. The exception is T6, which is growing off site in the neighbouring garden and must therefore be given consideration during the development phase.
- 2.5 **Formal tree controls:** The full extent of formal tree controls for the trees on and closely adjacent to the site is not known. However, this arboricultural implications assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process.
- 2.6 **Tree removals:** Two trees, T3 and T4, are to be removed to make way for the development. These trees are not considered to be of high and amenity value and in any case could be replaced by a specimen that would be more appropriate to the local landscape character, such as a birch (*Betula sp.*).

3 Issues relevant to the trees

- 3.1 **Services:** The location of the proposed services is unknown but the site is currently fully serviced, and the proposed new structures are likely to connect with those services. It is unlikely that the services would be routed through the root protection areas of any retained trees on site.
- 3.2 **Demolition:** There are no existing buildings to be demolished within the root protection areas of any retained trees on site.
- 3.3 **Construction:** The dwellings have been situated so that the root protection area (RPA) of T5 is completely avoided.
- 3.4 **Tree canopy:** There is sufficient clearance from the canopy of T5 to accommodate the proposed structures and as an extra precaution the roof of the nearer dwelling is hipped away from the trees.
- 3.5 **Installation of new surfaces:** The proposed driveway nearest the trees intercepts the RPA of T2. However, this young ornamental specimen could easily be transplanted, so the use of special surfacing would be disproportional in this case.
- 3.6 **Materials storage and handling:** No materials will be stored or handled within the protective fencing that demarcates the RPA of any retained trees. In addition, there will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with

the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.

4 Protective measures

- 4.1 **Protective fencing:** Temporary tree protective fencing will be installed at the locations indicated on plan HB1. It will be to the BS 5837:2005 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. An indicative specification is given at Appendix 2.
- 4.2 **Temporary ground protection:** Where pedestrian access is required within the RPA of T5 and where no new surfacing has been laid, protective fencing will be augmented with a protective temporary surface as indicated on plan HB1. Ground protection will be installed between the protective fencing and the edge of the foundation excavations. The ground protection will also act as a base for scaffolding if such access is required. Where such ground protection is proposed, it shall be in accordance with the recommendations in BS 5837:2005 and will take the form of scaffold boards butted to form a continuous surface, or plywood of at least 15mm thickness laid to cover the area indicated. This boarding will be laid over a compressible layer e.g. wood chips at least 50mm deep, the wood chips being laid over a geotextile membrane. The satisfactory installation of the ground protection may be confirmed in writing to the Council on inspection by a person suitably qualified in arboriculture and will be retained until construction is completed. To avoid root compaction, no heavy machinery will be operated within the garage footprint of the dwelling nearest trees until the floor slab has been laid: this may then be used as a load bearing surface for pedestrian access and handling materials.

5 Summary

- 5.1 **Summary:** The details given in this letter show that, provided the protective measures set out are put in place, trees will not be adversely affected by the proposed development. For this reason, the proposals should be acceptable to the Council in tree terms and there should be no tree-related grounds for a refusal of planning permission.

Please call me if you would like to discuss any of these points.

Yours sincerely



Helen Brown
MSc For. Tech Cert Arb

Encs



APPENDIX 1
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Age class	Physiological condition	Structural condition and notes	BS 5837 cat	Root protection area (m)
1	Cherry	6	<15	3	1	1	Maturing	Good	Fair	C	1.8
2	Cornus	4.5	10	2	2	1	Maturing	Good	Good - ornamental	C	1.2
3	Palm	5	25	1.5	1.5	2	Mature	Fair	Fair - ornamental. To be removed and relocated to accommodate development	R	n/a
4	Norway maple	7	23	2	2	2	Maturing	Good	Fair - gappy canopy with bunched leaf growth; unbalanced canopy. To be removed for development	R	n/a
5	Aspen	12	40 approx	4.5	3	5	Maturing	Poor - poor vigour; 50% die back; minor dead wood (10 cm diam); some leaf buds very late to burst	Poor - unbalanced, gappy canopy; many snapped branches; weak fork; occluding pocket of decay on north eastern side of stem at 2m (40cm x 15cm)	C	4.8
6	Birch	10	23	4	5	4	Maturing	Good	Fair - lost leader; congested; off site	C	2.8
7	Liquidambar	6	15	2	2	2	Young	Fair - some die back; patchy growth and low vigour.	Fair - gappy canopy; lower northern limb removed.	C	1.8

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APPENDIX 1
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)	Crown height above ground	Age class	Physiological condition	Structural condition and notes	BS 5837 cat	Root protection area (m)
8	Cypress	3	<15	1 1 1	0	Young	Good	Good - ornamental	C	1.8
9	Pine	6	16	4 2 3 3	2	Maturing	Poor - gappy canopy; suppressed by surrounding trees; die back; yellowing needles	Poor - sparse leaf coverage	C	1.9
G1	Mixed evergreen and deciduous species	6	<15 approx	2 2 3 3	2	Maturing	Fair - overcrowded and suppressed growth	Fair - growing on neighbouring property.	C	1.8
10	Pear	5	27+16	2 2 5 nm	3	Dead	Poor	Poor	R	3.2
11	Pear	6	34	2 2 1 1	4	Dead/dying	Poor	Poor - supporting climbing clematis but tree has no arboricultural significance	R	n/a

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Tree schedule relating to proposals at 38 Gladys Avenue, Waterloooville.
Ref: HB1105A1A1.1 38 Gladys Avenue - 16th May 2011

APPENDIX I

Tree Schedule and Explanatory Notes

Abbreviations:

G	: Group
m	: Metre
>	: Greater than
<	: Less than

Botanical tree names:

Aspen	: <i>Populus tremula</i>
Birch	: <i>Betula pendula</i>
Cherry	: <i>Prunus sp.</i>
Cypress	: <i>Chamaecyparis lawsoniana</i>
Dog wood	: <i>Cornus controversa 'Variegata'</i>
Norway maple	: <i>Acer platanoides 'Schwedleri'</i>
Palm	: <i>Cordyline australis</i>
Pear	: <i>Pyrus communis</i>
Pine	: <i>Pinus sp.</i>
Sweet gum	: <i>Liquidambar styraciflua</i>

- Individual trees have been given a number which is given in the tree schedule and on the site plans.
- Species: I based the species identification on my visual observations.
- Height: Height is estimated to the nearest metre.
- Trunk diameter: Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres. Inaccessible trunk diameters are estimates, indicated with '?'. Trees with multiple trunks have their largest trunk diameter given.
- Crown spread: Crown spread for site boundary trees is measured in the direction of the proposed development. Crown spread for trees within the site is measured at the four cardinal compass points. Unmeasured crown spreads are shown as not measured 'nm'. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

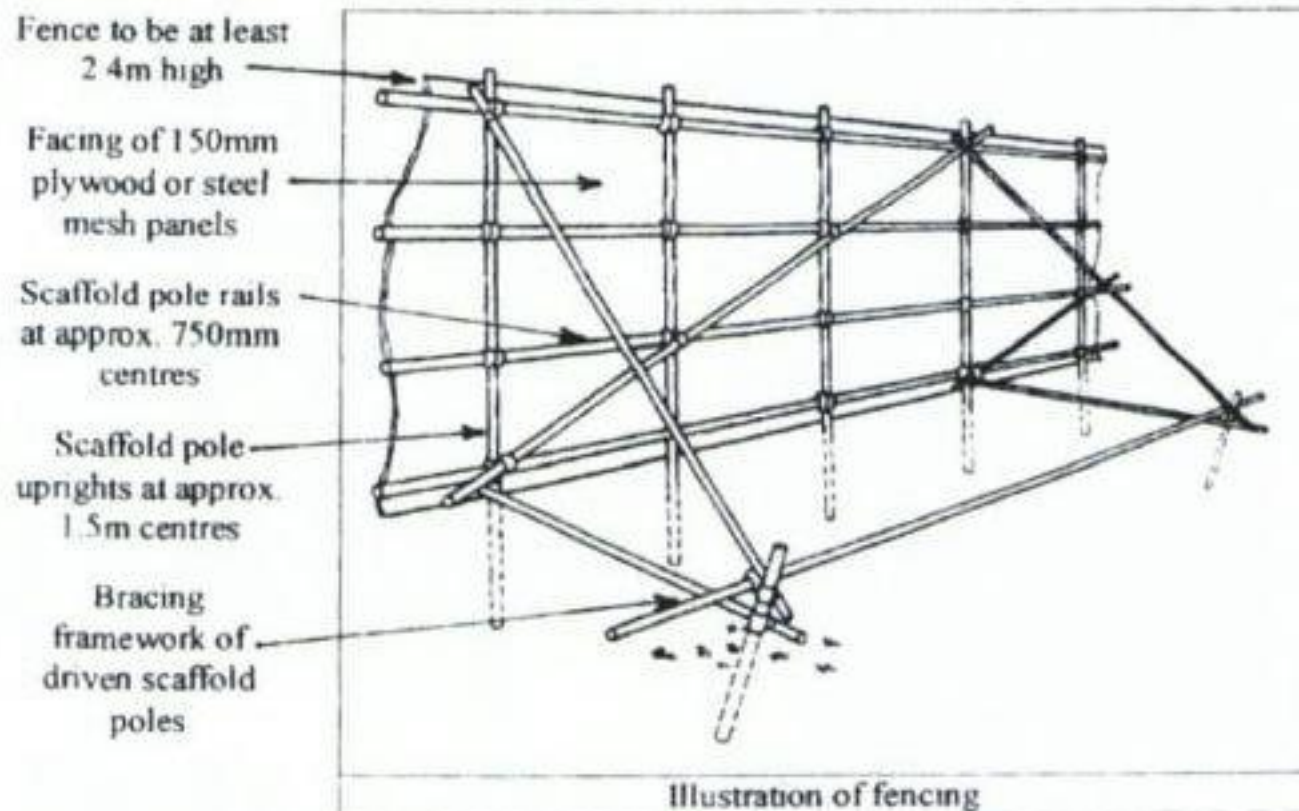
N	E
W	S

- Crown height above ground: The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- Age class: Tree maturity has been assessed as mature (last one third of life expectancy), maturing (one third to two thirds life expectancy) and young (less than one third life expectancy) to correspond to the classes given in BS 5837:2005. There are no over mature or veteran trees included in the schedule.
- Physiological condition: This is an indication of the health and physiological condition of the tree, using at least the four categories in BS 5837:2005 (good, fair, poor, dead).
- Structural condition: This is an indication of the structural condition of the tree, e.g. collapsing, the presence of physical defects.
- BS 5837 category: As advised in BS 5837:2005. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; R - less than 10.
- Root protection area: The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle, the distance may not be the same as the distance for protective fencing.

APPENDIX 2

Specification for tree protective fencing

Specification for tree protective fencing



Purpose: Fencing will be installed to protect trees during the development process. Fencing should

- Prevent pedestrian access into the protected area
- Prevent vehicular access, including site plant, into the protected area
- Prevent the storage of any materials associated with development e.g. top soil, building materials, fuel within the protected area
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2005 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On this, weldmesh panels should be securely fixed with wires or scaffold clamps.

Location: The location of the fencing is shown on the annotated site layout plan or plans by a dashed black line. The fencing will be erected with arboricultural supervision prior to any demolition or development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the fencing shall be altered only with agreement from the Local Planning Authority.

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Page 7/8

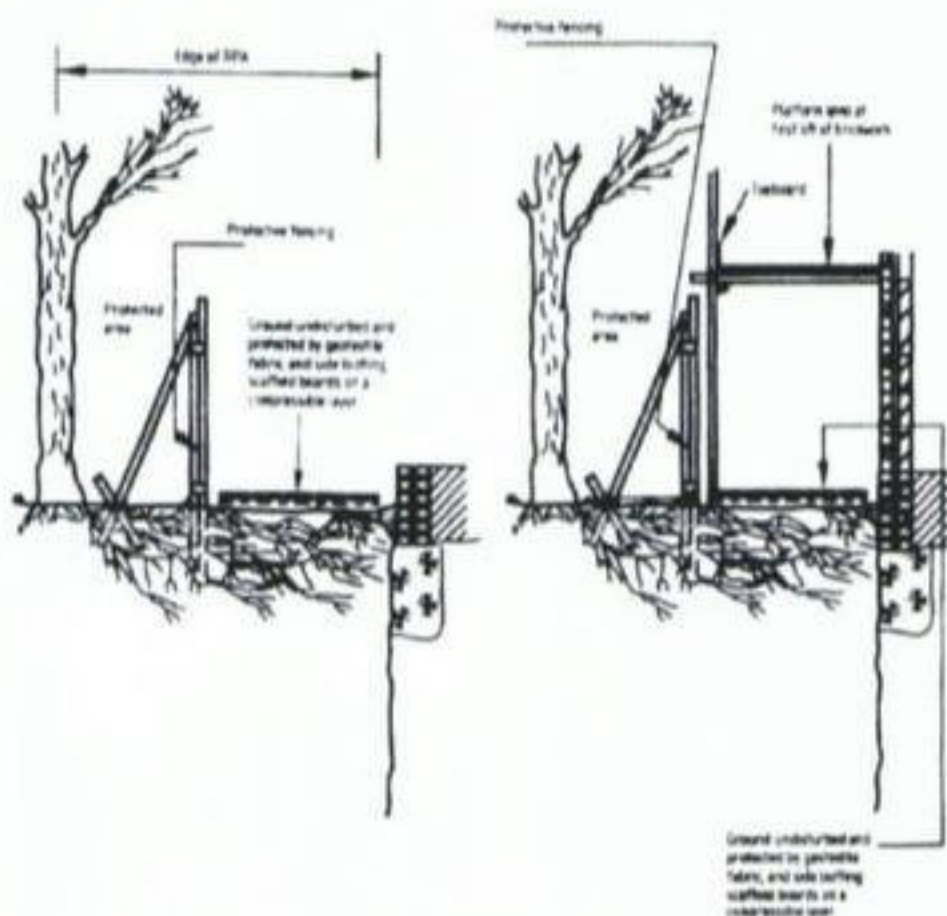
Free information relating to proposals at 38 Gladys Avenue, Waterlooville, 77 JUL 2011
Ref. HB1105/MAL1 - 16th May 2011

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APPENDIX 3

Specification for ground protection



Purpose: Ground protection shall be installed in the locations indicated to protect trees during the development process. Ground protection should:

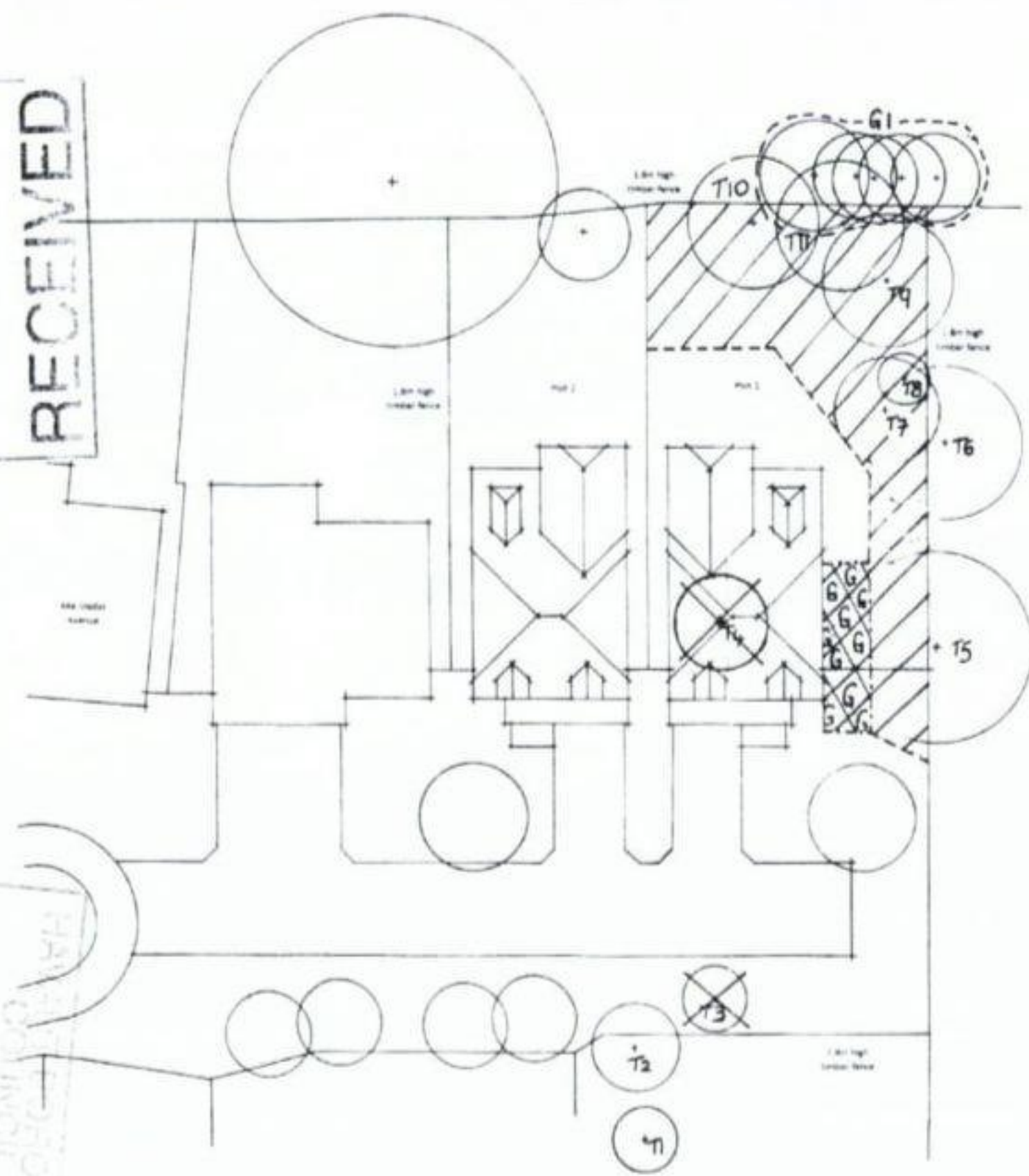
- Protect roots from compaction, abrasion or other damage during development
- Allow pedestrian access only into the protected area
- Allow the movement of materials by hand only within the area with ground protection
- Allow the installation and use of scaffolding within the area with ground protection
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and shown on the tree protection plan

Specification: Ground protection should satisfy the above criteria. A typical installation is indicated in BS 5837:2005 and illustrated above.

Location: The location of the ground protection is shown on the annotated site layout plan attached to this report. The ground protection will be installed with arboricultural supervision prior to development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the ground protection shall be altered only with agreement from the Local Planning Authority.



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Project	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Title	
Site Layout	
Scale	1 : 200
Drawing No.	GA010/P01
Date	May 2011

HYDROLOGICAL STUDY REPORT AND SUSTAINABLE SURFACE WATER
DRAINAGE PROPOSALS

PHASE 5 DEVELOPMENT TO REAR OF 38 AND 40 GLADYS AVENUE
COWPLAIN
HAMPSHIRE



EG/331184/EG

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Appendix 9

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

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GU15 3NP



Construction Method Statement

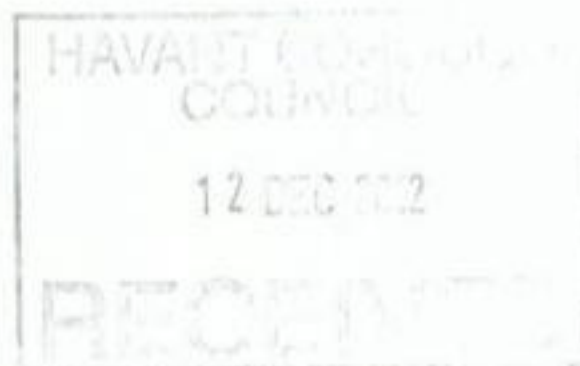
38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012



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Section 3	Construction Method Statement	5
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Section 1

General

This Construction Method Statement (CMS) is prepared by Narvia Ltd for the construction of two new 3 bed detached dwellings on land to the rear of 38 and 40 Gladys Avenue, Cowplain, Waterloooville, PO8 8HS. The CMS is required by planning condition 13 attached to planning permission reference APP/11/01275.

Condition 13 sets out the requirements of the CMS. This document is intended to discharge condition 13 although it is intended that the CMS will comprise of a first stage of the Construction Phase Health and Safety Plan which is required under the Construction (Design and Management) Regulations 2007.

This CMS sets out the proposed measures to minimize and mitigate construction impact on the community and targets for the management of the site during the construction of the project. Sequencing of the work will be programmed once the reserved matters have been approved and the contractor appointed. Further details of the construction programme can be provided at that time.

The following text contains a series of considerations that Narvia Ltd and their appointed contractor will follow whilst working on the development to project completion.



Section 2

Description and Location of Project

Author:	Narvia Ltd
Project Title:	Gladys Avenue
Value of Project:	£600,000
Location:	Land at the rear of 38 & 40 Gladys Avenue, Cowplain, Waterloooville, PO8 8HS.
Nature of project:	Construction of two new domestic dwellings.

- Scope of Project:
 - Ground bearing concrete floor slab to new dwellings.
 - Timber frame construction.
 - Brick Cladding
 - Level 3 compliance with the Code for Sustainable Homes.

Construction of External Works

- Unit size approximately 106m²
 - Driveway area for parking of one vehicle
 - Extended road construction off Gladys Avenue
 - Extensive soft landscaping
 - Implementation of log piles and bat boxes providing refuge for insects
- Contract period – 7 Months

Section 3

Construction Method Statement

- A. Sufficient parking will be provided within the site boundary to accommodate all staff operatives and visitors vehicles, and will eliminate the need for parking in Gladys Avenue and other surrounding roads. The proposed on-site car parking area is shaded blue on the site setup drawing which is attached at Appendix A.

Targets

- Designate an area of the site for site personnel's vehicles
- B. All major deliveries to site will be from Gladys Avenue, and then through the site entrance as marked up on the Site Plan.

Targets

- Develop a construction and related traffic management plan
 - Identify sensitive areas (eg schools and homes)
 - Develop a map showing delivery drivers routes to site from trunk roads
 - Put procedures in place to prevent delivery vehicles from queuing outside the site boundary whenever possible.
 - Make delivery drivers aware of traffic restrictions on and around the site.
 - Delivery vehicle engines should be turned off while waiting to be unloaded.
 - Vehicles should be loaded and unloaded off public roads wherever possible.
 - Have designated personnel on site to receive deliveries, direct vehicles on and off site, and act as banksman
- C. Safe and secure plant and material storage areas will be utilised as the overall site develops. These will be provided within the area shaded green. This will be subdivided into trade specific sections, and will facilitate the safe segregation of materials (flammable/non-flammable, etc). There will be a permit system in place for the issue of keys for plant on site, and all vehicles will be locked and secured at the end of each working day and keys returned to the site management for safe keeping.

Targets

- There will be no materials stacked outside of the site boundary/fence.
 - Seek to ensure that material and plat storage areas are properly managed, cover lightweight materials with sheeting if necessary.
 - Seek to ensure that no wind-blown litter or debris leaves site whenever possible.
 - Ensure that materials that are potentially hazardous are well secured.
 - It is legal requirement to lock fuel outlets when they are not in use.
 - Secure plant to prevent vandalism and immobilise plant and equipment over night.
 - If required, install deterrents such as lights and warning notices.
 - Inform the local police about the site and seek their advice on security.
 - Consult with the Fire Brigade for advice on storing fuel and flammable materials on site.
 - Order the correct quantity of materials to arrive when they are needed to reduce the required storage time and risk of damage and theft.
 - Establish in what form materials will be delivered, so that the appropriate unloading plant can be arranged and space set aside.
 - Select packing materials for deliveries that can assist effective/secure storage and movement of materials on site.
- D. Site fencing will remain on the boundaries of the site for the duration of the works. Heras style fencing will be used along the front boundary and along the protective tree boundary to complete the site boundary security. This will enable easy public viewing along the front boundary of the construction works and will help reduce general inquisitive nature commonly encountered with building sites.

Targets

- Ensure the site is secure
- Secure the site boundary using existing perimeter fencing and high quality locks on gates.

- Ensure that appropriate clean-up/repair is undertaken promptly, to discourage further problems from occurring if the site experiences a problem such as vandalism or graffiti.
- E. Full wheel washing facilities will be maintained near to the access/egress point as shown in pink on the site setup drawing in Appendix A.

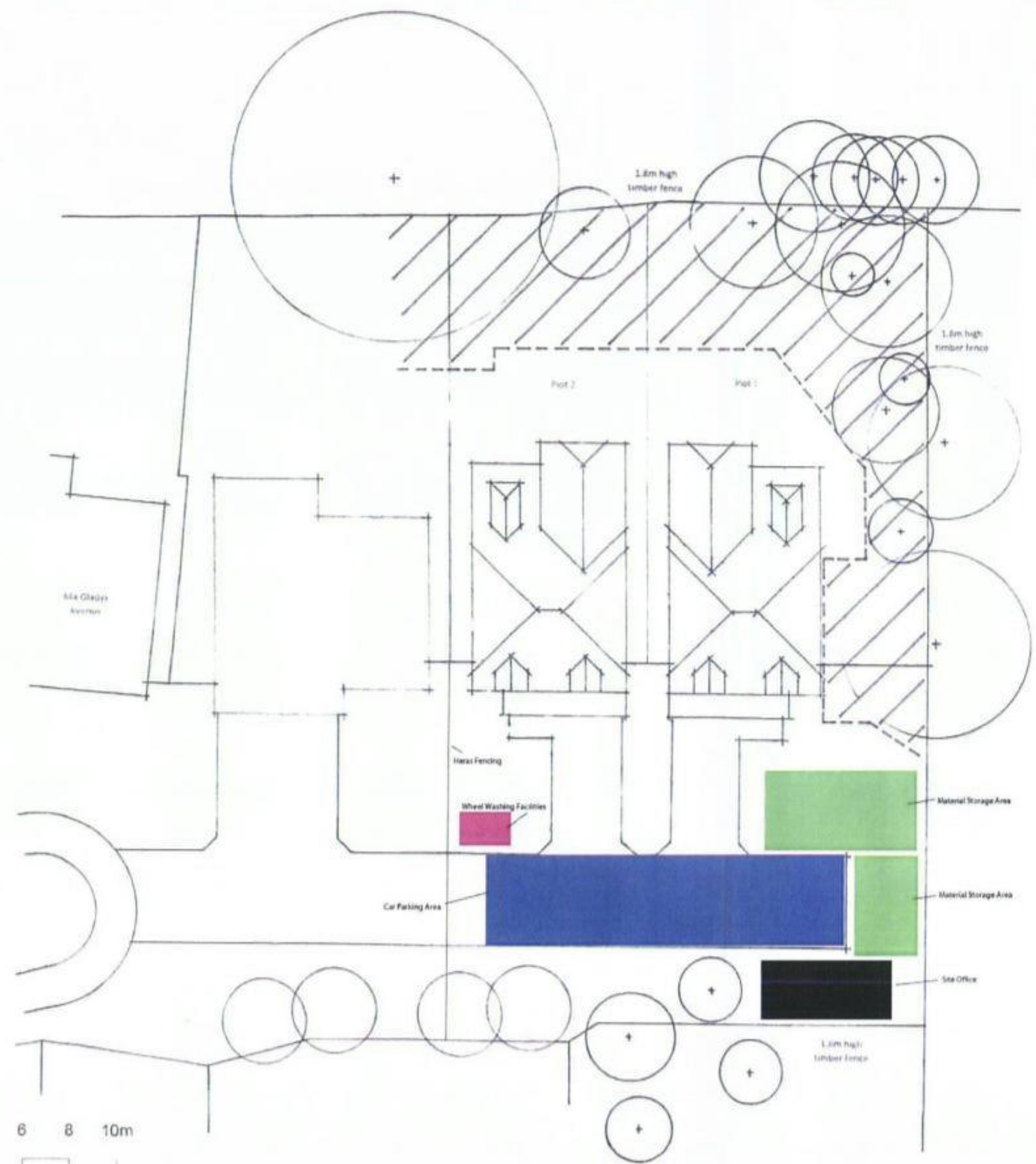
Targets

- Frequently brush-clean the wheel washing facilities.
 - Keep haul routes clear
 - Keep roads free from mud wherever possible.
- F. Dust from construction will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used. All land clearing activities will be 'damped down' using water suppression. Loaded lorries and skips will be covered with netting/sheeting, and the wheels of all vehicles/plant leaving site will be cleaned so that mud is not spread onto the surrounding roads.

Appendix A

Construction Site Setup Drawing





0 2 4 6 8 10m

Scale Bar 1:200

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Appendix B

Site Waste Management Plan



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Construction Method Statement

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012

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Section 1

General

From the 6 April 2008 all construction projects with a value of £300,000 (excluding VAT) or more require a Site Waste Management Plan (SWMP). The plan must contain a declaration that the Client and the Principal Contractor will take all reasonable steps to ensure that:

- All Waste from the site is dealt with in accordance with the waste duty of care in Section 34 of the environment Protection Act 1990 and the environmental Protection (Duty of care) Regulations 1991; and
- Materials will be handled efficiently and waste managed appropriately.

This plan will be passed to the principle contractor upon appointment and should be treated by the said principal to ensure the plan accurately reflects progress of the project, and in any event not less than every 6 months.

The plan must be available on site all times, and should be kept for minimum of two years after completion of the project.

The full Site Waste Management Plans Regulations 2008 may be found in Appendix A

Declaration of Client:

Date:

Declaration of Principal Contractor:

Date:

Section 2

Description and Location of Project

Author:	Narvia, 55 Robins Bow, Camberley, GU15 3NP
Project Title:	Gladys Avenue
Value of Project:	£600,000
Location:	Land at the rear of 38 & 40 Gladys Avenue, Cowplain, Waterlooville, PO8 8HS.
Nature of Project:	Construction of two new domestic dwellings. • Scope of project ○ Ground bearing concrete floor slab to new dwellings. ○ Timber frame construction. ○ Brick Cladding ○ Level 3 compliance with the Code for Sustainable Homes.

Construction of External Works

- Unit size approximately 106m²
 - Driveway area for parking of one vehicle
 - Extended road construction off Gladys Avenue
 - Extensive soft landscaping
 - Implementation of log piles and bat boxes providing refuge for insects
- Contract period – 7 Months

Section 3

Project Aim

The team behind the Gladys Avenue Project at Cowplain are committed to implement the project environment plan and the SWMP so that it is effective, accurate and economical. We are spending time and a lot of effort in identifying the different types of waste that will be produced by the project and are seeking to utilise design methods and materials specification that seek to minimise waste.

The team shall also consider how to reuse, recycle or recover the different waste produced by the project and require the principle contractor to demonstrate that they are complying with the duty of care regime.

Section 4

Management

The Principle contractor is environmental co-ordinator of the project and as such is responsible for instructing workers, overseeing and documenting results for the SWMP.

Position	Name	Contact Details
Client Project Director	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP
Project Manager	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP
Principal Contractor Project Director	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP
Principal Environmental Co-ordinator	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP
Waste Management Co-ordinator	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP
Document Controller	Nicholas Lambert	55 Robins Bow Camberley Surrey GU15 3NP

Section 5

Instruction and Training

The principal contractor will provide on-site instruction of the appropriate separation, handling, recycling, re-use and return methods to be used by all parties at all appropriate stages of the project. Toolbox talks will be carried out every month on waste issues and all subcontractors will be expected to attend. The SWMP will also be mentioned in the site induction process. This will ensure that everyone feels they are included and that their participation is meaningful.

Section 6

Waste Management on Site

Surplus or waste materials arise from either the materials imported to site or from those generated on site. Important materials are those which are brought to the project for inclusion into the permanent works. Generated materials are those which exist on the project such as topsoil, sub-soil, trees and materials from demolition works etc.

However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. The plan outlines the procedures that have been put in place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.

Section 7 – Preparing your Plan

Forecast Volumes (m3)/Weight (kg) of Potential Waste on Site

Estimate the types and amounts of waste you expect to generate on the project

Work Package	Subcontractor	Type of waste	Waste Category	Estimate Amount (M3 or Tonnes)

Section 8

Waste Minimisation

At Narvia Ltd we have, from a very early stage, looked at how we can minimise the waste production, thereby reducing the amount of waste to be removed from the project. The principle contractor, sub-contractors, design team and suppliers are all being encouraged to look at ways to minimise the amount of waste produced at the workplace.

Up to date actions are recorded in the table below

Action	Responsibility	Date Action Commenced

All of the above act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfill. We are continually identifying waste minimisation actions and these will be updated in the above table.

Section 9

Segregation

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, re-use and return. Recycling and waste, skips and bins are to be kept clean and clearly marked in order to avoid contamination of materials.

The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip/waste bin.

Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/Rubble
- Canteen Waste

As works progress and other trades come to site, other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and Plasterboard

The skips need to be monitored to ensure that contamination of segregated skips does not occur. Therefore it is intended to hold regular tool box talks on how the waste management system is working and point out that an uncontaminated skip for recycling costs considerably less than if it should become contaminated requiring it to go to land fill.

We will continually review the type of surplus materials being produced and change the site set up to maximise on re-use or recycling and the use of landfill will be the last option.

This plan will be included as an agenda item at the weekly construction meetings. In addition, the plan will be communicated to the whole project team (including the client) at the monthly meetings. This will include any updates from the last version.

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Date	Organiser	Attendance Record (name & company)	Notes take by

Section 10

Waste Management/Disposal of waste

All surplus or waste materials fall into five categories for management, these are:

- Re-used (on or off site)
- Recycled (on or off site)
- Sent for another form of recovery
- Landfill
- Otherwise disposed of

These categories are set out in Regulation 8(3)(c) of the SWMPs Regulation 2008. Figures on the amount of re-use and recycling, and whether this takes place on or off site, should be provided wherever possible. The category 'another form of recovery' should then be used to record waste that is sent for any other type of recovery, for example, this may include:

- Physical sorting (where this results in recovery of one or more components of the sorted waste)
- Chemical or biological treatment
- Composting
- Incineration with energy recovery
- Remedial treatment of soil

The category 'otherwise disposed of' should be used for any other type of disposal, including burning without recovery and where it is not possible to record known quantities of mixed waste. Details should be outlined of the actions that will be applied to the estimated pre-managed waste categories.

The Waste Categories

Project waste normally falls into three categories (in order of increasing environmental hazard), each containing different waste types depending on the project:

Inert Waste – wastes that will not harm or cause adverse effects to the environment when

disposed of, or do not decompose when buried. They have no potentially hazardous content once placed in a landfill. (For example: rocks, concrete, mortar, bricks, blocks and tiles, plaster (not plasterboard), uncontaminated soils and aggregates, glass and some plastics).

Non-hazardous waste – wastes that will break down/decompose when buried, resulting in the production of landfill gases such as methane and carbon dioxide. (For example: timber, paper and cardboard, green wastes, food, metal and biodegradable plastics).

Hazardous waste – wastes that are harmful to human health or the environment (for example products liable to cause death, injury or impairment to living beings, pollution of waters or unacceptable environmental impact if improperly contained, handled, treated or disposed of).

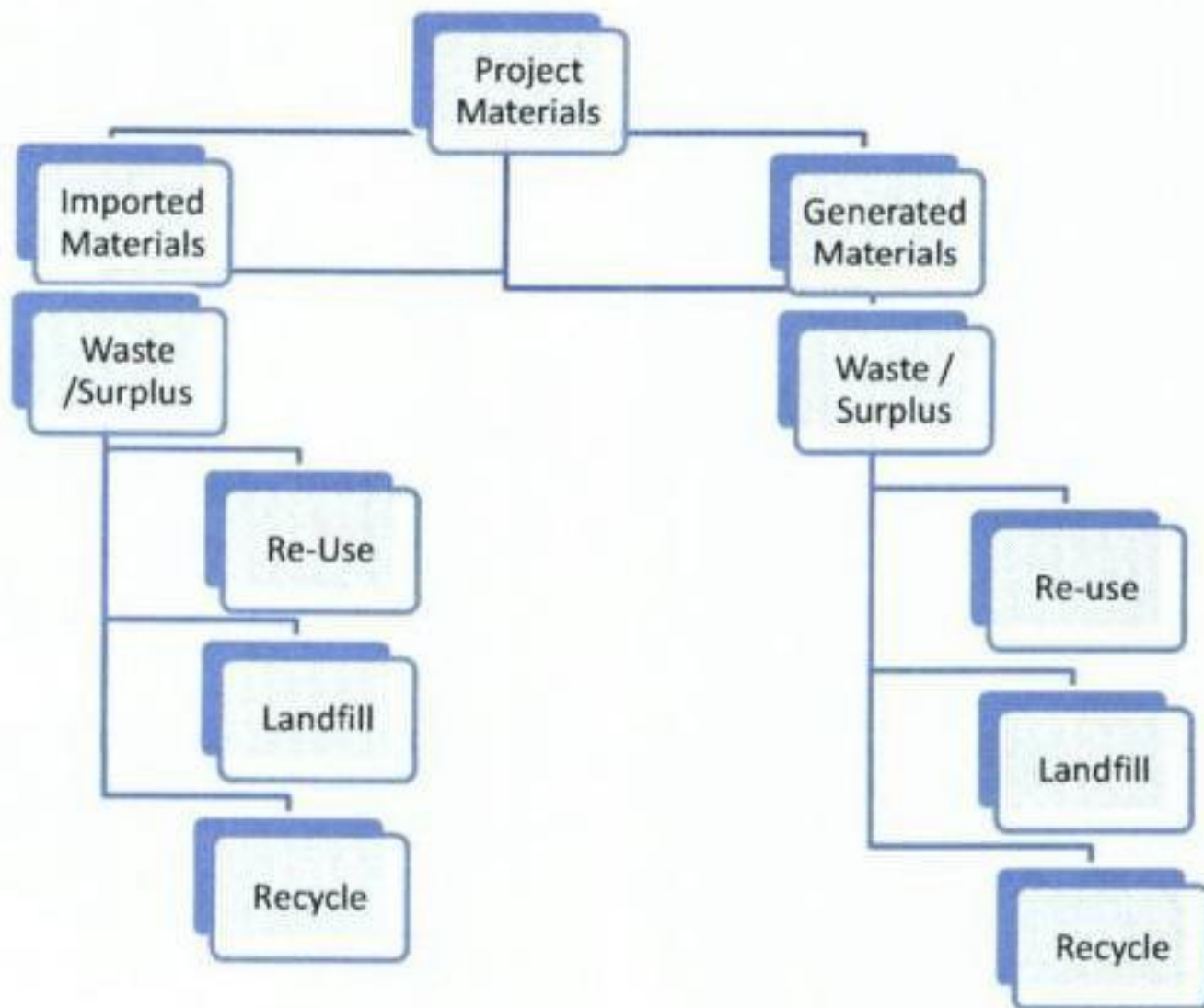
Hazardous wastes include: wastes with one or more of the following properties: Explosive, Oxidising, Flammable, Highly Flammable, Irritant, Toxic, Carcinogenic, Corrosive, Infectious, Teratogenic, Mutagenic, Ecotoxic (see details below for definitions of hazardous properties), wastes which release toxic gases in contact with water, air or acid. Wastes, which after disposal produce a leachate or other substances that possess any of the aforementioned properties. Harmful wastes which if they are inhaled or ingested or if they penetrate the skin, may involve limited health risks, medicinal products, for example a prescription-only medicine.

Definition of Hazardous Properties

- **Corrosive** – Any waste consisting of substances and preparations which may destroy living tissue on contact. For example, products with COSHH warning labels.
- **Explosive** – Waste consisting of substances and preparations which may explode under the effect of flame or which are more sensitive to shocks or friction than dinitrobenzene.
- **Flammable** – Waste that consists of liquid substances and preparations having a flash point equal to or greater than 21°C and less than or equal to 55°C.
- **Highly Flammable** – Waste that consists of:
 - Liquid substances and preparations having a flashpoint below 21°C.
 - Substances and preparations which may become hot and finally catch fire in contact with air and ambient temperature.

- Solid substances and preparations which may readily catch fire after brief contact with a source of ignition and which continue to burn.
 - Gaseous substances and preparations which are flammable in air at normal pressure.
 - Any substances and preparations which, in contact with water or damp air evolve highly flammable gases in dangerous quantities.
-
- **Infectious** – Waste that consists of substances containing viable micro-organisms or their toxins which are known or reliably believed to cause disease in humans or other living.
 - **Oxidising** – Waste that consists of substances and preparations which exhibit organisms highly exothermic reactions when in contact with other substances, particularly flammable substances.
 - The producer of hazardous waste will dispose of hazardous waste, as well as maintain records of quantities and disposal routes. The site manager/waste co-ordinator will monitor and observe waste management and disposal procedure.

Waste Management



Waste Management options

For each waste type identify what waste management action is proposed and if you have set any targets.

- As a minimum this information should be split into inert, hazardous and non-hazardous waste (to comply with the SWMP Regulations).
- Waste needs to be recorded in the following categories: Bricks, Tiles and Ceramics Concrete, Inert, Insulation, Metals, Packaging, Gypsum, Binders, Plastics, Timber, Floor coverings (soft), Electrical and electronic equipment, Furniture, Canteen/office/adhoc, Liquids, Oils, Soils, Asphalt and tar, Mixed, Hazardous & Other.
- Reduction = reducing the quantity of the waste; reuse = reuse of materials/products for same process; recycle = processing of material ; recover =composting, energy recovery, remedial treatment of soil, physical sorting of waste (when one or more components of the waste is recovered).

Waste Type	Reduces (%)	Reuse (%)	Recover (%)	Recycle (%)	Dispose (%)	Container/ Equipment Required	Waste Management Contractor	Any relevant exemptions/ licenses

This section should be completed before construction work commences onsite; the client is responsible for the SWMP before construction work commences

Duty of care

It is mandatory to include Duty of Care in your SWMP. The client and principal contractor must take reasonable steps to ensure waste duty of care and materials are handled efficiently, and waste is managed appropriately.

Please use the table to log relevant details:

Waste Management Contractor Name	Waste Management Contractor Address	Waste carrier license number; date of issue and expiry	Waste management license number, date of issue and expiry	Waste Transfer notes storage location

Have you registered with the Environment Agency as a hazardous waste producer?

Yes ☐ No ☐

If yes, please provide your hazardous waste registration number; date of issue and expiry

If further assistance is needed to find local waste management contractors use BRE's free online tool at www.bremap.co.uk

For more information on Duty of Care and Hazardous Waste go to: www.netregs.gov.uk

Waste Records

It is mandatory to record the identity of the person removing the waste (i.e. waste management contractor), types of waste removed and where the waste is being taken to and if it has a waste management license or exemption and the waste carrier registration number. Links or references should be provided to waste transfer notes and hazardous waste consignment notes

Please use the table to log relevant details:

Date waste removed	Type of waste	Who removed the waste	Site the waste has gone to	Does the site have a license or an exemption?	Waste Carrier License Number	Evidence e.g waste transfer note location/ reference

Waste Log

It is mandatory to record at least every six months the type and quantities of waste produced and what has happened to this waste. You will need to obtain information from your waste management contractor. Please use the same definitions as you have done in Step 4 (defining your waste management options).

You can use this table to update your records

Quantity m2 or tonnes (deleted as appropriate)								
Type of waste	Re-use on site	Re-use off site	Recycling on site	Recycling off site	Recovery on site	Recovery offsite	Sent to landfill	Other disposal

Section 11

Training / Communication

Training

Everyone on site should receive relevant training which should include:

- The SWMP
- Roles and responsibilities
- Waste procedures on site
- Hazardous waste
- Duty of care / responsibilities
- Materials storage
- Roles and responsibilities

What forms of training are you using on site? *(please tick all that apply)*

- ☐ Induction
- ☐ Tool box talks
- ☐ Work shops
- ☐ Other (please state)

Do you have a training log? Yes ☐ No ☐ If no, please use the attached table to create a training log

If yes where is it kept?

Communication

How are you communicating the SWMP on site? *(Please tick all that apply)*

Meetings

Posters

Feedback from staff

Other (Please state)

--

Training / Communication continued

Training log

Name	Company	Date	Who trained by	Type of training	Date next training due

Section 12
Ongoing Review of Implementation

The SWMP should be checked regularly - use the table below to keep a log of when the plan was monitored and the outcomes. The plan must be reviewed not less than 6 months frequency.

Date	Name	Summary / Action carried out

Sections 10 and 11 should be completed during the construction project, this is the responsibility of the principal contractor

Section 13

Actual Versus Forecast Waste

It is mandatory to compare the estimated quantities with the actual quantities. Waste type and forecast amount will need to be copied from the forecasts in step 3 and the actual quantities will need to be calculated and entered (from step 7). You can also compare the waste management routes.

You can use this table for the comparison

Quantity m3 or tonnes (delete as appropriate)									
Type of Waste	Total Waste est.	Re-use on site	Re-use off site	Recycling on site	Recycling off site	Recovery on site	Recovery offsite	Sent to landfill	Other disposal

Section 14 Completion review

This section must be filled in within 3 months of the work being completed on this project (i.e. project finish) :

We confirm that the plan has been monitored on a regular basis to ensure that work was progressing to the plan and the plan was updated.

Signature

Print name

Date

This stage is designed to help you evaluate the success of your SWMP, and to identify key 'lessons learnt' to use on your future projects, it is helping you strive for continual improvement.

Please explain any deviation from the original plan:

Completion review continued

Please review how successful you believe the implementation of the SWMP was:

If project value in excess of £500,000 estimate of cost savings achieved:

£

Actions planned for next project:

Sections 10 – 11 should be completed within 3 months of the project finishing, this is the responsibility of the principal contractor

This plan should be kept at either the principal contractor's place of business or at the site of the project for 2 years.

Section 15

Waste Management Plan Implementation Checklist

Relevant signatures

Contractor:

Date:

Sub-contractors:

Date:

Client:

Date:

Checks (please tick) Yes No

Have terms and commercial rates been agreed with WM contractor(s)? Yes ☐ No ☐

Have data reporting procedures been agreed with WM contractor(s)? Yes ☐ No ☐

For off site WM or disposal are all the waste destination details verified? Yes ☐ No ☐

Has a waste segregation/collection area been prepared? Yes ☐ No ☐

Has the WM area been adequately sign posted? Yes ☐ No ☐

Has a WM planning meeting been set? Yes ☐ No ☐

Has the WM document control/filing system been set up? Yes ☐ No ☐

Have all the necessary staff and contractors read and signed the WMP? Yes ☐ No ☐

Have all the WM training/briefing requirements for staff been met? Yes ☐ No ☐

Have all the WM training/briefing requirements for contractor(s) been met? Yes ☐ No ☐

Have the waste management targets been set? Yes ☐ No ☐

Has the WMP been approved by the Project Manager? Yes ☐ No ☐

Comments / Further Actions:

- | | |
|---|--|
| 1. Discuss/debate with the Internal Team Members and agree quantities/values, etc | Yes ☐ No ☐ |
| 2. Discus/agree strategy with the Waste Management Sub-contractors | Yes ☐ No ☐ |
| 3. Issue the Weekly Monitoring – “data collection Sheet” to Sub-contractors | Yes ☐ No ☐ |
| 4. Include Waste Management Plan within Tender Documentation | Yes ☐ No ☐ |

Appendix A

The Site Waste Management Plans – Regulations 2008



Appendix A

The Site Waste Management Plans – Regulations 2008

Under the Site Waste Management Plans Regulations 2008, any client who intends to carry out a project on a construction site with an estimated cost greater than £300,000 (excluding VAT) must prepare a site waste management plan (SWMP) conforming to the regulations before construction work begins.

A SWMP is simply a plan that details the amount and type of waste that will be produced on a construction site and how it will be reused, recycled or disposed of. The plan is then updated during the construction process to record how the waste is managed and to confirm the disposal of any materials that cannot be reused or recycled at a legitimate site.

The SWMP needs to be written at the construction design stage, but it is a requirement of the SWMP Regulations to maintain it during the entire project. Therefore, the client (or principal contractor) is also responsible for updating the plan with the site's day-to-day activity.

Projects Which Need a SWMP

SWMPs are required for all those construction projects with estimated costs in excess of £300,000 (excluding VAT). The cost of the project is the price in the accepted tender, or if there is no tender, the cost of labour, plant and materials, overheads and profit.

While SWMPs are legally required for those construction projects in excess of £300,000, smaller projects can also reduce both resource use and cost by having one.

Examples of those projects that will require a SWMP to be in place include a new build, maintenance and alteration or installation/removal of services such as sewerage, water, etc.

Requirements of an SWMP

A suitable SWMP must identify the client, the principal contractor and the person who drafted the SWMP. It must also describe the construction work proposed, including the location of the site and the estimated cost of the project.

The Site Waste Management Plans – Regulations 2008 (Cont'd)

Any decision taken before the SWMP was drafted on the nature of the project, its design, construction method or materials employed must be recorded in order to minimise the quantity of waste produced on site.

The SWMP must:

- describe each waste type expected to be produced in the course of the project;
- estimate the quantity of each different waste type expected to be produced;
- identify the waste management action proposed for each different waste type, including
- re-using, recycling, recovery and disposal.

The principal contractor and the client must declare that all reasonable steps will be taken to ensure that all waste from the site is dealt with in accordance with the waste duty of care and that materials will be handled efficiently and waste managed appropriately.

Breaches of the regulations will be an offence, punishable on summary conviction by a fine not exceeding £50,000, or on conviction on indictment by a fine.

Key Elements of the SWMP Process

One individual, usually the principal contractor, will be responsible for writing and implementing the SWMP.

There are two levels of SWMP — standard and detailed:

- the standard SWMP applies to projects costing less than £500,000;
- the detailed SWMP applies to projects costing more than £500,000 and will require more detailed reporting.
- Local authorities and the Environment Agency will enforce SWMPs and they will impose penalties for failure to make, keep or produce a SWMP.

The Site Waste Management Plans – Regulations 2008 (Cont'd)

The SWMP will:

- identify the different types of waste that will be produced by the project and note any changes in the design and materials specification that seek to minimise this waste;
- consider how to reuse, recycle or recover the different wastes produced by the project;
- require the construction company to demonstrate that it is complying with the duty of care regime;
- record the quantities of waste produced.

Projects with Estimated Costs of Less than £500,000

- If a project has an estimated cost of £500,000 or less, whenever waste is removed from the site, the principal contractor must update the SWMP by recording:
 - the identity of the person removing the waste;
 - the types of waste removed;
 - the site that the waste is being taken to.
- In addition, within three months of the work being completed, the principal contractor must add to the plan:
 - a confirmation that the plan has been monitored on a regular basis to ensure that work is progressing according to the plan and that the plan was updated in accordance with the regulations;
 - an explanation of any deviation from the plan.

Projects with Estimated Costs of More than £500,000

If the project has an estimated cost of greater than £500,000, the principal contractor must update the SWMP by recording on the plan whenever waste is removed:

- the identity of the person removing the waste;
- the waste carrier registration number of the carrier;
- a copy of, or reference to, the written description of the waste (as required by s.34 of the Environmental Protection Act 1990);

The Site Waste Management Plans – Regulations 2008 (Cont'd)

- the site the waste is being taken to and whether the operator of that site holds a permit under the Environmental Permitting (England and Wales) Regulations 2007 or is registered as a waste operation exempt from the need for such a permit.

The principal contractor must, as often as necessary, and no less than every six months, do the following to ensure that the plan accurately reflects the progress of the project.

- Review the plan.
- Record the types and quantities of waste produced.
- Record the types and quantities of waste that have been:
 - reused (and whether this was on or off site)
 - recycled (and whether this was on or off site)
 - sent for another form of recovery (and whether this was on or off site)
 - sent to landfill
 - otherwise disposed of
- Update the plan to reflect the progress of the project.

Within three months of the work being completed, the principal contractor must add to the plan:

- confirmation that the plan has been monitored on a regular basis to ensure that work is progressing according to the plan and that the plan was updated in accordance with the regulations;
- a comparison of the estimated quantities of each waste type against the actual quantities of each waste type;
- an explanation of any deviation from the plan;
- an estimate of the cost savings that have been achieved by completing and implementing the plan.

The Site Waste Management Plans – Regulations 2008 (Cont'd)

Discussion points:

- What wastes are going to be produced?
- How are we going to reduce waste?
- How are we going to ensure waste is segregated?
- How do we ensure all contractors segregate waste?
- What uses can the waste be put to?

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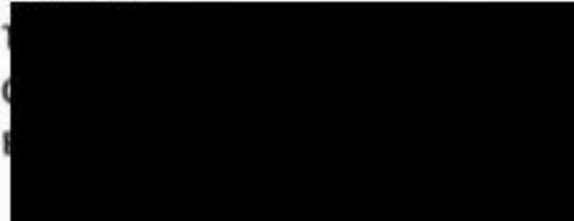
Narvia Ltd

55 Robins Bow,

Camberley

Surrey

GU15 3NP



Appendix 10

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012

NARVIA_{LTD}

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Camberley
Surrey
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Appendix 11

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012

NARVIA LTD

Narvia Ltd
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Camberley
Surrey
GU15 3NP



Implementation of bat boxes and log piles

38b & 40b Gladys Avenue

Cowplain,

Waterlooville

PO8 8HS

November 2012

Bat Boxes

Bats are one of the most threatened and misunderstood mammals in Britain. They need a variety of nesting sites for summer daytime roosting, winter hibernation and breeding. - Wildlife approved Premium quality rustic bat box will be installed to help protect and ensure the survival of Britain's bats – Two Solid FSC cedar with natural bark finish will provides a safe and secure shelter for bats.

These will both be installed prior to the occupation of the development. Please see installation locations marked on the fencing details plan.

Log Piles

Dead or dying wood is a vital habitat for plants, fungi and animals in the wild, and it's easy to replicate it in your garden with the use of log piles.

Logs will be used in the rear and front garden to produce a wide range of interesting habitats and niches. The Victorians incorporated tree stumps and their roots into 'stumpery gardens', creating a diversity of shapes and structures that they then grew ferns and other woodland plants around. And if it was good enough for them more than 100 years ago, then why not for us today?

If stumpery isn't feasible, an embedded range of logs of different sizes will be installed vertically in the ground. These take up less space but can still be attractive, especially when planted with ferns and climbing plants. As well as creating a visually interesting display, keeping wood in your garden will also help to attract more species of invertebrates and other wildlife.

Wood is such a valuable resource, yet so much is needlessly thrown away, so local sources of unwanted wood, will be used.

Installation:

- In Britain, there are some 900 species of invertebrates that live in or on dead wood, and while some do not colonise urban gardens, many do. Different timber varieties will be used around the both rear and front garden which will attract different species.
- Most invertebrates (and vertebrates) that live in or around log piles need moisture, so they will be located where they do not dry out, either by partly burying them in the soil or by covering them in wood chippings, grass cuttings or dead leaves. If they do not rot down fairly quickly, they are too dry.

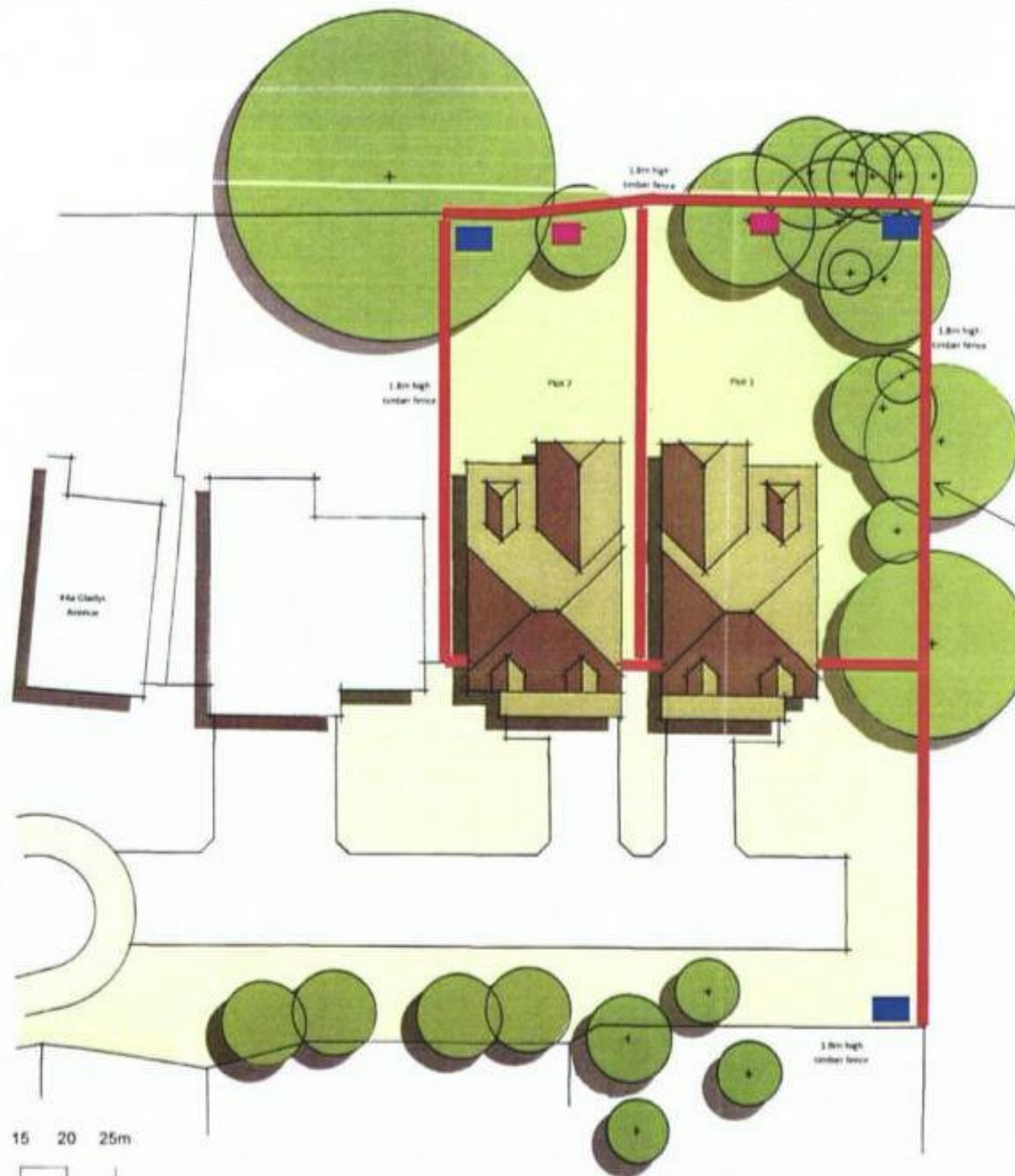
NARVIA_{LTD}

- Gaps between logs are also important. Small logs that allow enough of these spaces will be used. The ideal diameter for a log is about 10cm.
- If we can obtain a tree that has been cut down locally, we will aim for the trunk to be sawn into round sections 10-20 cm thick and stack them like overlapping cheeses. Gaps will be filled with chippings, dead leaves or bracken. The visual effect will be enhanced by growing a diversity of plants through the 'cheeses'.

SIX SPECIES THAT LOVE LOGS:

1. **Moss** greatly enhances the attractiveness of any log pile. It also helps to retain moisture and adds to the overall diversity of your garden.
2. **Fungi** will slowly colonise rotting wood. The greater the variety of logs you use, the greater the diversity of species you'll get.
3. **Toads** love the damp conditions created by a nice log pile. Garden toad populations are declining, so this is hugely beneficial conservation action.
4. **Earwigs** can often be found under logpiles. In summer, look for females and their offspring. The young may still have soft white shells.
5. **Slow-worms** like using log piles to bask in the sun. This is especially true of pregnant females as warmth speeds up the development of their young.
6. **Wasps** need wood as a source material to build their nests. They can often be heard gnawing it from a considerable distance away.

Log piles will be installed prior to the occupation of the development. Please see installation locations marked on the fencing details plan.



Log piles
Bat Boxes



1.8m high pressure treated timber fencing.
Arris rail and feather edge board for creating
traditional style boarded fencing.
FSC certified timber from well managed forests

MEON VALLEY COUNCIL
22 JUL 2011
RECEIVED

0 5 10 15 20 25m

Scale Bar 1:500

Project:	
Land to rear of 38 & 40 Gladys Avenue, Cowplain	
Title:	
Site Layout	
Scale	1:200
Drawing No.	GA010/01
Date	May 2011
Meon Valley Developments Limited	