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Via Email Only: david.eaves@havant.gov.uk

Dear David,

Details to discharge Planning Conditions 11, 14, 15 ,16, 17, 18, 19, 22, 26 and 27, relating to planning permission APP/21/01244 at 32 New Lane, Havant, PO9 2NG

We are pleased to enclose the following details relating to the remediation strategy, drainage, piling, tree protection measures, materials and hard surface details relating to the S73 application APP/21/01244. This is a duplicate submission of details previously submitted under the original planning approval APP/21/00200 at the former Pfizer site, New Lane, Havant.

We have also included an assessment of fixed plant, machinery and equipment located in the upper floor of the warehouse as requested by Condition 18 (not previously submitted). External materials have also been submitted under Condition 26 for consideration.

This discharge of conditions application is made on behalf of our client Havant Property Investment LLP, who is currently implementing the demolition phase of the development. Please note that there was a separate prior approval consent for demolition to take place prior to this which development commenced under initially (APP/21/00783).

A number of conditions have already been submitted for consideration by the Council, with Condition 19 (Inspection of Tree Protection measures) and 22 (BREEAM Sustainability Rating Draft Design) already approved under the original planning reference.

Remediation Conditions

Condition 11 Remediation Strategy

The details following have already been considered by the EHO who have recommended that this condition is discharged.

Phase II Geo-Environmental Assessment (Issue 1.2, March 2021)
Supplementary Phase II Geo-Environmental Assessment (Issue 3, October 2021)
Remedial Strategy and Implementation Plan (Issue 5, October 2021)
EPS Covering letter dated 13 October 2021
Golder Associates Divestiture Environmental Site Assessment 19125953.600/A.0
Golder Associates Groundwater Investigation 20137712.600/A.0

No further site investigations are planned given considerable amount of testing EPS have done as part of the remedial oversight/materials management, which is relevant for the water supplies (as the pipes will be laid in those soils). The area for discussion is whether normal alkylthene supplies are used, or if barrier pipes are used which include an aluminium layer sandwiched in the alkylthene to protect against contaminants in the soils passing through the pipe.

The remedial strategy has not committed the development to site-wide barrier pipes but suggested they may be necessary in certain areas. This is what we are proposing. The data in the forthcoming verification report could be reviewed to update that position as to where barrier pipes may be needed. Verification reports are being prepared as we speak so we suggest that Portsmouth Water are consulted on Condition 12 which seeks this information.

Drainage Conditions

The following details have been provided to discharge the drainage related conditions, 14, 15, and 16 (albeit the later for clarity). We have gone through the requirements of each in turn on the following page for ease of reference.

Condition 14 Foul and Surface Water Disposal

Construction of the development (except for demolition and preparation works) shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that drainage of the site is acceptable to prevent flood and pollution risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

The following documents have been provided:
Topographical Survey

0221-REM-0355-CCTV Report-Pushrod
Camera Survey Report by SCC
C200810-PIN-XX-XX-RP-C-01_5.0 - Flood Risk Assessment Part A-E (split into 5 parts due to file size)
Response letter from Southern Water regarding Sewerage Capacity Check - dated 23 April 2021 (confirming capacity of 0.41 l/s for foul)
Drainage Strategy Report C200810-PIN-XX-XX-RP-C-02_11.0-parts-(Split into 1-20 parts due to file size) dated 22 September 2021
Drainage Strategy Drawing C200810-PIN-XX-XX-DR-C-00205 P13

Please note that the Drainage Strategy has undergone a very minor amendment. Please see Condition 16 for details.

The submitted information should be sufficient for Southern Water to determine the outfall is acceptable (which they accepted under a separate cover), alongside the CCTV survey and topographical information which identifies existing infrastructure and utilities within or adjacent the site.

Condition 15 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior the development being brought into use. The submitted details shall include;
a Maintenance schedules for each drainage feature type and ownership.
b Details of protection measures.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The following documents have been provided:

Drainage Strategy Report C200810-PIN-XX-XX-RP-C-02_11.0 – see paragraph 3.9 page 11 (extract also provided – DSR Part 3)

This section of the drainage strategy confirms that a private management company will be employed to maintain the completed drainage network for the development, incorporating the various activities and frequency of routine maintenance and monitoring for each SUDS component. This will ensure the continuing operation of the drainage systems to design performance standards.

Condition 16: The drainage system shall be constructed in accordance with the Drainage Strategy Report; ref: C200810-PIN-XX-XX-RP-C-02. Surface water discharge to the public sewer network shall be limited to 174 l/s (1 in 1 year), 395 l/s (1 in 30 year) and 395 l/s (1 in 100 year). Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The Drainage Strategy approved during the planning process (revision P01) has been updated with the following amendments:

P09 – Car parking kerbs removed to simplifying surface water runs, the use of Qmax drainage runs (greater pipe volumes allowed to decrease attenuation crate volume – net volume attenuated on site remained the same), also captured in this revision is the reuse of existing foul connection point rather than creating new connection (value engineering and same connection criteria satisfied).

P12 - Quadrceptors replaced with catch pits (see part 6 of Drainage Strategy Report and drawing C200810-PIN-XX-XX-DR-C-00205 P12)

P13 - Level amendments (0.1m site levels have been raised to assist with reusing materials on site), drainage principles remain unchanged, cover and invert levels updated to reflect updated levels (see final Drainage Strategy drawing C200810-PIN-XX-XX-DR-C-00205 P13 which incorporates all updates as a standalone plan)

The above correlates with details submitted in association with Condition 27 below.

Piling & Deep Foundation Design Related Conditions

Condition 17 - Foundation Design

No piling or other deep foundation using penetrative methods shall take place unless and until details of the piling proposals are submitted to and approved in writing by the Local Planning Authority. If the piles/foundations are proposed to penetrate the full depth of the Clay cover at the site a piling risk assessment and method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including pollution prevention measures shall be submitted. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways for contaminants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The pile foundations proposed have been designed in accordance with the recommendations set-out in the Phase II Geo-Environmental Assessment produced by EPS. This was submitted as part of the original application and more recently when seeking to discharge condition 11. This states on page 34 that:

‘Piles are considered likely to terminate in the underlying London Clay and will likely carry their loads in a combination of end bearing and skin friction. It would be unwise to assume any positive contribution to skin friction within any made or disturbed ground... in view of

the wide variety of pile sizes available, and the range of installation plant and techniques, the design of the piles should be carried out by, and should remain the responsibility of the specialist piling contractor, who will reflect their own methods, experience and design procedures.'

The technical team have provided foundations designs, in a series of plans provided by Pinnacle Consulting Engineers. The contractors have provided details in regard to the piling rigs proposed to be used at the site.

Two different foundation techniques are planned to be used. For the warehouse, control modular columns (CMC) under the ground bearing slab are proposed. The use of ENTECO E500 CMC has been indicated, which has a maximum working depth of 12.5m. Please see VIBRO MENARD Specification details supplied for more information.

Due to the extra loading requirements for the multi-storey van parking deck (MSVP), driven steel piles will be necessary. The Juttan PM20LC has been specified which is able to deliver a pile length of no more than 20m. The specification of the proposed piling rig has been provided in the data sheet produced by aarsleff.

Given the piling design will not be able to go beyond a working depth of 20m, the foundations will not reach the Chalk or penetrate the London Clay Formation (as evidenced in the various boreholes across the site, detailed in EPS site investigation reports). A CSM is therefore not considered necessary, in line with the findings of EPS report (page 15).

The following documents have been provided to assist in the determination of Condition 17:

Technique Specification Janttan PM20L Data Sheet
Technique Specification Enteco 500 CMC n5501
200810-PIN-VP-FN-DR-S02305 Foundation Sections And Details
200810-PIN-VP-ZZ-DR-S02541 Ramp Foundations And Ground Plan (1)
200810-PIN-WH-FN-DR-S01323 Precast Ground Beam Layout
200810-PIN-VP-FN-DR-S02321 Foundation Plan - Sheet 1
C200810-PIN-XX-XX-SP-S0001_01 Piling Specification by PINNACLE CONSULTING ENGINEERS
200810-PIN-VP-FN-DR-S02322 Foundation Plan - Sheet 2
200810-PIN-VP-ZZ-DR-S02302 Foundation And Ground Layout (1)
200810-PIN-VP-PL-DR-S02301 Pile Layout
200810-PIN-WH-FN-DR-S01322 Part Foundation Plan - Sheet 2 (2)
200810-PIN-WH-FN-DR-S01321 Part Foundation Plan - Sheet 1 (2)
AARLEFF Pile Proposal Document *
VIBRO MENARD Technical Note *

* Additional information in response to Portsmouth Water comments

Fixed Plant Noise

***Condition 18 – Noise Assessment of fixed plant**

Prior to use of the site commencing, an assessment of noise of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, to be installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The noise emitted from the use of this plant, machinery or equipment shall not exceed the noise criteria provided in Tetra Tech's Noise Constraints Assessment A118298 rev 3 dated 09/02/21. The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: In order to safeguard the amenities of adjoining residential occupiers having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. The details are needed prior to the use of the site commencing so that any additional mitigation measures can be incorporated.

We can confirm that there will be no external plant located within the site. All plant is proposed to be housed internally on the upper floor of the warehouse building. It is therefore likely that the noise levels will be less than those suggested in the accompanying plant schedules report produced by KTA.

Furthermore, the levels presented in the submitted plant schedule state that plant noise levels will conform to 60 dB at 10m. This is slightly more than the noise report originally carried out however, the acoustic consultant from Tetra Tech indicates that there is plenty of headroom within table 5.2 (BS4142:2014) assessment and plant at this level will still conform to the guidance within BS4142:2014 low impact category. We therefore consider the plant proposed within the warehouse is acceptable.

Tree Protection Measures

Condition 19 – Tree Protection Measures

The development including any demolition shall not commence unless and until a pre-commencement site meeting with the site agent, the applicants Arboricultural Consultant and a Havant Borough Council Arboricultural representative has taken place to ensure that all tree protection is correctly in place. The tree protection shall thereafter be retained and maintained as approved for the duration of the demolition works.

Reason: In the interest of the character and appearance of the area and to ensure the retention of important trees and hedges having due regard to policies CS11 and DM8 of

the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

A site inspection of the tree fencing and other protection measures erected at 32 New Lane, Havant was out on Monday 20th September 2021 prior to demolition taking place under prior approval PP/21/00783.

The site visit was attended by Jamie Gargett and Maria Stewart from Havant Borough Council's Arboricultural Team. In attendance from the developer's side was George Sayer from Lizard Landscape Design & Ecology (the project teams tree consultant and ecologist) and Charlie O'Sullivan the project Manager from TSL (the appointed Contractor for the demolition and construction phases of the build).

Therefore the above details is a duplication of the previously approved condition under the original scheme APP/21/00200 (including the covering later dated 26th September 2021).

*By way of an update, Greg Oakley an Arboricultural Consultant from Lizard Landscape Design and Ecology has been providing tree supervision as and when appropriate during the demolition phase. Findings of the latest site inspection held on the 23rd February 2022 have been reported to Jamie Gargett and Maria Stewart at the Council on 17th March 2022. This was acknowledged by the Council via email 24th March 2022.

Draft Design Stage BREEAM Sustainability Assessment

Condition 22 – Draft Design Stage Assessment for the BREEAM Sustainability Rating

Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at 'Excellent' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E12 of the Havant Borough Local Plan Submission Version.

Further to the pre-assessment submitted as part of the original application, we have submitted a draft design assessment of the proposals. This coordinates all of the technical specialisms involved in implementing the scheme. The detailed report has indicated the scheme will deliver a BREEAM 'Excellent' rating at 73.6%. This is above the BREEAM rating benchmark of a 70% to achieve an 'Excellent' (best practice) performance score. This is a duplicate submission that was previously approved under the original planning reference APP/21/00200.

A BREEAM sustainability rating certificate will be submitted to the Council to confirm compliance with the above benchmark in due course. This is set out under the requirements

of condition 23 which seeks documentary evidence within 6 months of the building being occupied.

External Materials Condition

*Condition 26: Materials

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

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

The following details and brochures have been submitted for consideration:

Proposed Warehouse Elevations 7379-SMR-00-ZZ-DR-A-2101-S4-P9

Proposed guard hut & guard cabin details DPO1-SMR-00-ZZ-DR-A-5001-S4-P1

Glasdon Genesis Kiosk: 12S088-S01-Rev3

The RAL colours of the warehouse building are - White Grey: RAL 9002, Merlin Grey: RAL 180 40 05, Anthracite Grey: RAL 7016.

32 New Lane Condition 26 - Index of Materials Information

LOCATION	DRAWING		Containing Folder
Warehouse	2101 - P9	COMPOSITE CLADDING PANEL	Kingspan Quadcore
Warehouse	2101 - P9	COMPOSITE ROOF PANEL	Kingspan Quadcore
Warehouse	2101 - P9	ALUMINIUM CURTAIN WALLING	Curtain Walling
Warehouse	2101 - P9	LOADING DOCK CONCRETE SANDWICH PANEL WALL	Specialist Sub-contractor design
Warehouse	2101 - P9	ENTRANCE FEATURE: METAL FLAT PANEL	Specialist Sub-contractor design
Warehouse	2101 - P9	CANOPY POST AND ROOF STRUCTURE	Canopy - Fordingbridge
Warehouse	2101 - P9	GALVANISED STEEL FRAME WASTE CANOPY	Specialist Sub-contractor design
Warehouse	2101 - P9	LEAN-TO CANOPY	Kingspan Quadcore
Warehouse	2101 - P9	Roller shutters	External Doors
Warehouse	2101 - P9	DOCK DOORS	Dock Doors
Warehouse	2101 - P9	Kiosk	Kiosk - Glasdon
General	2101 - P9	FORDING BRIDGE CANOPY	Canopy - Fordingbridge
General	2010	CYCLE SHELTER	Shelter - Broxap
General	2010	SMOKING SHELTER	Shelter - Broxap
General	2009	GUARD HOUSE - Site Entrance 3	Kiosk
General	2009	GUARD HOUSE - Main	GUARD HOUSE
General	2009	RETAINING WALL	Shuttered concrete finish
General	2009	EXTERNAL DOORS - Personnel	External Doors
General	2009	Acoustic fencing / screens	Gramm Barrier Systems
General	2009	Profile mesh fencing	NWFS
MSVP	2101 - P9	MSVP - Car Park Barriers	MSVP - Berry Systems
MSVP	2101 - P9	PERFORATED PANELS	Perforated Panels

Hard Landscaping Condition

Condition 27: Hardsurfacing

Notwithstanding any description of materials in the application, no above ground construction 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 details shall include:

Fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour - laying bond
- edging or kerb detail / type
- retaining structures or steps

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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Documents submitted for consideration include:

C200810-PIN-XX-XX-DR-C-00206 Levels Strategy 15.6m FFL P08
C200810-PIN-XX-XX-DR-C-00215 Typical Construction Details P02
C200810-PIN-XX-XX-DR-C-00211 Proposed External Works Plan P02
7379-SMR-00-ZZ-DR-A-2012-S4-P5 Site with Surface Finishes Plan
SMR-00-ZZ-DR-A-2012-S4-P7 Site with Surface Finishes Plan (showing additional tactile paving to pedestrian crossings within staff car park along routeway from the central access)

The above should be read alongside the approved soft landscaping plans. The surface materials include concrete, tarmac and block pavers in line with the drainage strategy. The updated plans also show the provision of tactile paving at all crossing points, where the footway has been dropped flush with the carriageway. There is tactile paving being installed at all footways where this crosses the site accesses which is subject of a S73 agreement.

Within the site, tactile paving has now been shown from the central staff access to the warehouse / office entrance. This is to suit BS8300:2009 guidance.

Please note that all new documentation that hasn't been previously submitted has been highlighted with an * Asterix.

Please do not hesitate to contact me if you require any further information.

Yours sincerely



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