
Site Address:	5-7 East Street, Havant, PO9 1AA		
Proposal:	Erection of 4 storey residential building comprising of 1No one bed apartment and 7No two bed apartments.		
Application No:	APP/20/00936	Expiry Date:	22/12/2020
Applicant:	Mr Heather JNP Developments & Investments Ltd		
Agent:	Mr Galloway Peter Galloway Architect	Case Officer:	Lewis Oliver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in East Street, in Havant Town Centre and forms part of the St Faiths Conservation Area. It formerly comprised two units within a row of three which were single storey, with a flat roof. The units had pedestrian access from East Street but the rear can also be accessed from The Pallant to the north of the site, via a service road.

The units formed part of a row of three single storey retail units, all of which are vacant, and in the case of Nos 5-7 have been demolished. All units have existing, separate planning permissions to be demolished and redeveloped for residential use. The units currently form a gap in the wider streetscene of East Street which is predominantly made up of 2 - 3 storey buildings, joined together to make up a tight knit urban grain. The majority of properties were constructed in the early 19th century and as such include architectural features and detailing of that period. No's 9 and 11 are also accessible from the rear of the site from the Pallant. The buildings on East Street are positioned hard up to the pavement and there is no off-road parking. Historically, the character of East Street was predominantly commercial however over time and due to the concentration of retail units on North and West Street and Park Road South, the demand for units on East Street has fallen and as such, it is not designated as a main shopping frontage. Whilst business and some shops are still located on East Street, it has more of a residential character to it than the other main streets of the town centre.

2 Planning History

APP/16/00281 - Demolition of existing retail unit and erection of 4-storey building with 1No.1 bed and 3No.2 bed flats; cycle and refuse store., PERM,23/05/2016 - Extant permission relating to No.5 East Street only.

APP/17/00061 - Demolition of existing retail units and erection of part 4-storey, part 5-storey building with 9no. flats (3no. 1-bed and 6no. 2-bed); cycle and refuse store (Approved 26/04/2017). Request to Discharge Conditions 3, 4, 8, 9, 10, 11, 12 & 13 (26.01.2018)., PERM,26/04/2017 - Extant permission relating to Nos 5-7 East Street.

APP/17/01187 - Variation of Condition 2 of Planning Permission APP/17/00061 to the following wording 'the demolition of the façades (No's 5 and 7 East Street) facing onto East Street shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made. The redevelopment shall commence within one month following the completion of the demolition of the facades, unless otherwise agreed in writing by the Local Planning Authority'. Permission, 18/12/2017

Current planning applications for the surrounding sites in East Street:

APP/20/00933 - Demolition of existing retail unit (no. 9 East Street) and construction of 10 no. supported living units, use Class C2 - 9 East Street, Havant, PO9 1AA

APP/20/00935 Erection of 6No. 3bed dwellings, with 4 No. car parking spaces. 11 East Street, Havant, PO9 1AB

APP/20/00913 - Demolition of existing buildings in a conservation area and erection of 2 No. 3 bed houses, 1 No. 1 bed apartment and 1 No. 2 bed maisonette 10A The Pallant, Havant, PO9 1BE

3 Proposal

This application proposes one larger building in place of the former retail units and 8 flats, instead of the most recently approved 9-unit scheme APP/17/00061. There would be pedestrian access from the front of the building from East Street and whilst no parking is proposed, there would be vehicular access for servicing from the rear on the Pallant.

The building would be 4-storey in nature. Cycle and bin storage for all flats would be provided at the rear of the building. The design would be traditional, in keeping with the extant permissions and the character of East Street, and would be a 4-storey residential building comprising of 1No one bed apartment and 7No two bed apartments.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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- AL1 (Presumption in Favour of Sustainable Development)
- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan's preparation will be the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF. This confirms that weight may be given to policies in emerging plans depending on a number of factors. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded limited weight, dependent on the extent to which there are unresolved objections to relevant policies.

The relevant planning policies of the emerging Local Plan are:

- DR1 - Delivery of Sustainable Development
- DR2 - Regeneration
- IN1 - Effective Provision of Infrastructure
- IN2 - Improving Transport Infrastructure
- IN3 - Transport and Parking in new development
- IN5 - Future management and management plans
- E1 - High Quality Design
- E2 - Health and wellbeing
- E3 - Landscape and settlement boundaries
- E6 - Best and most versatile agricultural land
- E9 - Provision of public open space in new development
- E12 - Low Carbon Design
- E13 - Historic Environment and heritage assets
- E14 - The Local Ecological Network
- E15 - Protected Species
- E16 - Solent Special Protection Areas
- E17 - Solent wader and Brent Goose feeding and roosting sites
- E18 - Trees, hedgerows and woodland
- E19 - Managing flood risk in new development
- E20 - Drainage infrastructure in new development
- E22 - Amenity and pollution
- KP1 - Havant Town Centre
- EX2 - Warblington Farm

Housing

- H1- High Quality Homes
- H2 - Affordable Housing
- H3 - Housing Density
- H4 - Housing mix

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Work will be within a Radon controlled area under AD C

Location of bin store adj. Unit 1 fire safety issue if not in a compartment Plan 20/10/D01 different to 20/10/P02 unsure which is correct

Building Regulation consent will be required for this work

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

Additionally, pending a response from Natural England on the 'HRA?', instructions should be passed by the Case Officer to the CI Team to:

(a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of net additional dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy>.

(b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>

Conservation Officer

No objection subject to conditions - Following concerns raised, the scheme has been amended to include more traditional, architectural features as per the originally approved scheme (APP/17/00061).

These include larger window apertures, a decorative stone cornice at second floor level, stone cills underneath the windows and a larger, Georgian style, sash window at first floor level which provides an attractive focal point to the building.

Overall, I am satisfied that this amended design would now result in a successful high-quality building which will enhance this section of the conservation area, thus meeting the test set out in Section 72 of the T&CP Act 1990.

Councillor D Guest - St Faith's

No comments received

Councillor J Branson - St Faiths

No comments received

Councillor T Pike - St Faith's

No comments received

County Archaeologist

No objection subject to condition

Crime Prevention -Minor Apps

No response

Developer Services, Southern Water

No Objection subject to condition

Hampshire Highways

No objection - the site can be serviced adequately, taking into account the surrounding other developments currently being considered at 9 and 11 East Street, and 10A The Pallant which will be serviced by the to the rear of the development. We note that no parking is to be provided, the Local Planning Authority need to consider if this acceptable in accordance with the adopted Parking SPD

Landscape Team, Havant Borough Council

Concerns raised as to whether the development is an appropriate form of development in the Conservation Area, especially as no outside amenity space is proposed.

Officer comment- *The concerns are noted and the urban qualities of the scheme have been improved in consultation with the Conservation Officer. In terms of comments regarding the lack of amenity space, the previous extant consents do not provide any outside amenity space and the emerging Local Plan policy regarding such matters can only be given limited weight at this time. Given the fall-back position of the extant consents it would be unreasonable to refuse the application on this issue.*

Natural England Government Team

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that we concur with the conclusion of the HRA, provided all mitigation measures are adequately secured with any permission.

Solent Recreation Mitigation Strategy – no objection subject to mitigation

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Havant Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.

Nutrient Neutrality – no objection subject to mitigation

Natural England is aware that your authority has adopted a position statement, to ensure that development achieves nutrient neutrality through the agreed site specific nutrient budget. Specifically, mitigation measures for this development involve the use of a specific on-site avoidance measure as well as the use of Warblington Farm as a specific off-site mitigation measure.

Provided that the applicant is complying with the requirements of the Interim Strategy for 6.23 kg/TN/yr and that the Council, as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no

Nutrient Team, Planning Policy

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/20/00936.

Public Spaces

No response

Southern Gas Network

No response

Waste Services Manager

No response

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 27

Number of site notices: Not applicable.

Statutory advertisement: 06/11/2020

Number of representations received: 12

Comment	Officer Comment
There has been no consultation with the Havant Club about building against the wall.	This is a civil matter outside of planning control.
The window in the east wall of No. 3 is a fire escape from the flat at the top of the building.	The application has been amended to ensure access and egress to this window is maintained.
I object to this proposal. Four storeys is too high for East Street. The street is very narrow and four storeys would	Addressed in officer report 7.6(iii)

block out the light, making the street very dark. It is also out of keeping with the surrounding environment, which is two and three storey buildings.	
The development does not comply with National Housing Technical Standards for living area	Addressed in officer report 7.6 (iii)
I object to there being no parking facilities for residents which will cause significant disruption in the surrounding residential streets	Addressed in officer report 7.6(v)
We are pleased to see that, finally, there is a coordinated approach to developing these sites, using the same architect and with seemingly interlinked owners. Whilst we might have some minor criticisms, our overwhelming desire is to see this part of the town centre developed and the streetscape of East Street once again an attractive entrance to the town. After a number of false starts with previous applications, we sincerely hope that these developers will proceed to build, as and when the planning applications are granted. That said a simpler approach to the East facade of nos 5-7 and 9, without superfluous architectural embellishment and a stucco finish in pastel colours would help these new buildings blend in more with nos. 3, The Havant Club, 11, the former Streets store and 13, the 2 storey building in blue. On the opposite side of the road, the large building on the corner of South Street, occupied by Cubitt & West and the next building along also have rendered/stucco finishes.	Noted

Appropriate Assessment

7.1 The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (hereafter referred to as the Habitats Regulations).

The Council's assessment as competent Authority under the Habitats Regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several European Sites due to recreational pressure and water quality impacts. The planning application was then subject to Appropriate Assessment under Regulation 63. This included a package of avoidance and mitigation measures. The first element of this is a financial contribution based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Council's agreed Position Statement on Nutrient Neutral Development. Natural England were consulted on the findings of the HRA.

Recreational Pressure

7.2 The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations), Policy E16 of the Draft Havant Borough Local Plan 2036 and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures. The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

Water quality

7.3 The Partnership for Urban South Hampshire (PUSH) Integrated Water Management Study has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. NE have highlighted that there are high levels of nitrogen input into the water environment at these sites, with evidence that these nutrients are causing eutrophication and that there is uncertainty about the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and/or whether upgrades to existing waste water treatment works will be sufficient to accommodate the quantity of new housing proposed. The applicant has undertaken a nutrient budgeting assessment for this application.

7.4 The Council's adopted Position Statement on Nutrient Neutral Development sets out that for development on agricultural sites, that it would be expected that on-site avoidance and mitigation measures would be used to achieve nutrient neutrality. Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European

Site. The applicant has entered into a legal agreement to secure the mitigation packages.

Appropriate Assessment conclusion

7.5 The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3). Having considered the assessment, and the measures proposed to mitigate for any adverse effects, Natural England advised that they concur with the conclusion of the HRA, provided all mitigation measures are adequately secured with any permission. The applicant has entered into appropriate legal agreements and accepted appropriate conditions to secure the mitigation packages.

7.6 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Loss of the retail unit
- (iii) Impact upon the character and setting of the Conservation Area
- (iv) Impact upon residential amenity
- (v) Parking provision
- (vi) Drainage
- (vii) Developer Contributions

(i) Principle of development

The site is located in an urban area whereby development is acceptable in principle subject to other development control considerations. For this site in particular the planning history would indicate that the loss of the retail units and development in the conservation area are important considerations. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. In addition, Policy DM20 (Historic Assets) of the Allocations Plan advises that planning permission will be granted for development that conserves and enhances the historic assets of the Borough and sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. One of the requirements is for applications to include a heritage statement which in the case of this application has been included and assessed by the Conservation Officer.

(ii) Loss of the retail units

The units were vacant for some time prior to their demolition and the loss and replacement of these units with residential development, has already been established thorough the extant planning permission on each site.

(iii) Impact upon the character and setting of the Conservation Area

East Street contains several buildings of historic character, several of which are statutorily listed. Due to the era in which the buildings were constructed, many feature

architectural detailing such as parapets, projecting gables, wooden windows, quoin detailing etc. The St Faiths Conservation Area Appraisal 2007 describes East Street as:

'In terms of scale, the range of buildings is considerable across the sub area from single storey shops to 3 1/2 storey houses and flats with shops at ground floor. The height of buildings varies from street to street and within streets. East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street - some with parapets, some pitch roofs and some projecting gables (figure 2). It is this variation that provides interest and vibrancy to this part of the conservation area. There is a consistency throughout this character area to the building line which is hard to the back of pavement broken only by the churchyard. Even here the raised graveyard wall and trees help continue the important sense of enclosure in the central core of the town'.

Following concerns raised, the scheme has been amended to include more traditional, architectural features as per the originally approved scheme (APP/17/00061). These include larger window apertures, a decorative stone cornice at second floor level, stone cills underneath the windows and a larger, Georgian style, sash window at first floor level which provides an attractive focal point to the building.

In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage assets, the proposal includes several architectural features which would be in keeping with the historic character of the streetscene. The proposed building would be of an appropriate height, achieving a vertical emphasis which is characteristic of this part of the conservation area and results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. The larger building would be more in keeping with the adjoining neighbouring properties . As such the proposed development is considered to enhance the character and setting of the conservation area and thus meets the statutory test laid out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

(iv) Impact upon residential amenity

Concern has been raised that the proposal would block out light and result in a loss of privacy to the flats opposite the site on East Street. In terms of a potential loss of privacy the new development would be located over 10m in distance, which is considered sufficient in urban design terms so as not to result in a direct loss of privacy, particularly given that the properties are located in a tight knit historic urban environment. The proposal may affect the light allowance currently enjoyed by the residents in flats on the south side of East Street however, given the concentration of development in this town centre location, it would be unreasonable to refuse the application given the relationship between properties along the remainder of East Street - furthermore, the orientation of the properties is such that direct loss of light is unlikely to occur throughout much of the day.

The building would be attached to No. 9 East Street which is currently a single storey retail unit. However, this unit does have an extant permission (APP/14/00576) for a 4-storey residential development so if constructed, the eastern elevation of the proposed development would attach to this. Furthermore, a current planning application APP/20/00933, for a 4-storey development is currently under consideration. On the opposite side, development would adjoin No. 3 East Street (The Havant Club).

Amenities of future occupants

The proposed units do not have access to outside amenity space, however given its town centre location this is not considered an unusual situation, and on its own is not considered a reason to justify the refusal of this application. Together with the fact that the two previous extant consents on this site did not propose outside amenity space. It is acknowledged that the emerging Local Plan contains policies requiring such provision for flats; however, given the stage in preparation of the Plan, coupled with outstanding objections to the policies in question, only limited weight can be afforded to them at this time. The adopted Local Plan, which currently carries greater weight in decision making, does not contain any such policies for flats.

Concerns have been raised about the small nature of some of the units. The development is proposing flats ranging in floorspace, the 1 bed unit has a floor area of 44sqm, with the other 2 bed units between 59sqm and 60.0sqm. The 1 bed unit complies with the Technical Housing Standards, with the 2 bedroom units falling below this threshold.

The Council does not have a current Local Plan Policy that allows it to require compliance with particular space standards. Policy H1 is proposed within the Draft Local Plan which would secure new housing developments to provide adequate internal and external space to ensure appropriate living environments for future occupiers, in accordance with the Technical Housing Standards, however this has limited weight at this time. As such whilst the 2-bedroom flat are considered to be small and below the Technical Housing Standards it is considered that the units would provide an acceptable living environment for future occupants in a sustainable location well served by local facilities, and the policy position at present is such that, when balanced with the benefits of the scheme. a defensible reason for refusal based on space standards could not be advanced

(v) Parking provision

As with the previous schemes, the proposal does not include any parking provision for the properties. The reason being that the site is in a central town centre location and is therefore considered to be highly accessible by other means of transport and therefore considered to be a sustainable location. Many objections have been received that the development proposes no car parking for the scheme. The Havant Borough Residential Parking and Cycle Provision SPD identifies Havant Town Centre as a highly accessible location where reduced or even zero standards of vehicle parking provision can be considered to maximise the use of land and discourage use of the private motor vehicle. Furthermore, paragraph 3.05 of the Standards recognises that on brownfield sites outside of town centres, it may be possible to reduce the number of car parking spaces where the development is within a reasonable distance of good public transport links. It is therefore considered that given the highly sustainable location of the development that this proposal, with zero parking, is consistent with the aims of the SPD.

Concerns have also been raised that the proposal has no visitor parking for the development, and that existing public car parks are at capacity during the day. Several public car parks are within close proximity to the site which could be used for parking for visitors to the development,. Any increase in parking demand is considered to be limited and outside of the peak shopping times and it is therefore considered that the development would not have an impact on the vitality of the town centre, with regard to

pressure on existing public car parks.

The proposal would be serviced in terms of refuse etc from the servicing access to the rear of the site which would also be used by the development at No. 9 if constructed. This road would not contain any opportunity for residential parking however, it would provide a servicing area therefore reducing the potential impact of this occurring on East Street.

Cycle parking/storage provision would be provided through secure cycle stores within the curtilage of the residential building, which are in a similar position to the previous two extant consents on this site. The proposed provision is therefore considered acceptable to meet all resident demand and encourage cycling as a primary mode of travel.

(vi) Drainage

In relation to drainage and flood risk, the site is located in Flood Zone 1 (low flood Risk). Further details in relation to the proposed drainage to address issues raised by consultees have been submitted during the course of the planning application. A condition is proposed to address the consultation response by Southern Water, to ensure that details of the measures which will be undertaken to protect the public drainage infrastructure if any assets are discovered during construction are submitted to the Local Planning Authority for approval.

(vii) Developer Contributions

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 (plus indexation) per square metre on new floorspace (measured as gross internal area) in Havant. It is considered that there is a CIL liability for this site.

8 Conclusion

The proposal will achieve the regeneration and redevelopment of a town centre site that has been vacant and providing a negative contribution to the streetscene. The proposal maximises the use of the land to provide additional residential units at a scale and design quality appropriate to its setting in the Conservation Area and with consideration to the surrounding built form and streetscene. There are no unacceptable or significantly adverse impacts to neighbouring amenity by way of outlook and light. The proposal provides a positive redevelopment of a vacant site in what is a highly sustainable location. The proposal is considered acceptable and therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00936

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - 20/10/P01

Location plan - 20/10/L01

Block Plan - 20/10/B01 Rev:A

Proposed Ground and first floor floor plans - 20/10/P02 Rev D

Proposed Second and Third floor plans - 20/10/P03 Rev:B

Amended proposed general arrangement and elevations 20/10/P04 Rev:F

Landscaping plan - 20/10/LS01 Rev:A

Proposed section B-B 20/10/P10

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding what is shown on the drawings or submitted with the application, no work shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these

heritage assets is preserved by record for future generations and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 6 Following completion of archaeological fieldwork, a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 7 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the drinking water source and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to and approved in writing by the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) policies CS19 and DM10 and the National Planning Policy Framework."

- 9 No development (other than works of demolition) shall commence until further details of all proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. The door and window details to be submitted shall include:

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
- b) full size glazing bar section,
- c) the method of opening and external finishes, and
- d) manufacturers' details.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To protect the character and appearance of the conservation area in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 11 No development (other than demolition) hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site (including the pedestrian right of way at the rear 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 occupied 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 12 No development (other than demolition) shall 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 The cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new

dwelling has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

- (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

- 15 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

- 16 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;

- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 17 No development shall take place until a Land Contamination Desk Study has been carried out identifying the previous land uses and a qualitative risk assessment presenting the potential sources, pathways and receptors and their linkages.

Reason: In the interests of the nearby environmentally sensitive areas and having due regard for Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.