

APP/19/00427 Lower Road

Suggested condition

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:

Planning Application Form
Infrastructure Delivery Statement
CIL Assumption of Liability Form
CIL Additional Information Form
Planning Design & Access Statement
Affordable Housing Statement
Statement of Community Involvement
Compliance statement

Architect's Plans

17.043.102 Rev P– Site Layout
5992-601-C- GENERAL HIGHWAY ARRANGEMENTS
STREET SCENES SHEET 1 OF 2Rev B
STREET SCENES SHEET 2 OF 2Rev B
201 – House Type B
202 – House Type C
204 Rev E – House Type E
17.043.205 Rev D – House Type F terrace
17.043.205A – House Type F Terrace staggered
17.043.205B Rev A – House Type F Terrace Affordable
17.043.206 Rev D – House Type F – Semi - Affordable
207 – House Type G
208 - House Type H
209 - House Type J
210 - House Type K Plans
211 - House Type K Elevations
212 - House Type L Plans
213 - House Type L Elevations
214 House Type M
17.043.215 Rev D – House Type N – Affordable
17.043.216 Rev D E – Car Barn and cycles
218 – Double detached garages
219 – Single detached garages
17.043.220 Rev S – House Type HA

221 – House Type AA
 222 – House Type JA
 223 – House Type O
 17.043.225 Rev B – Sub-Station
 17.043.226 Rev B – Street Scenes 1
 17.043.227 Rev B – Street Scenes 2
 1860-TF-00-00-DR-L-1002 Landscape Rev 07 (sheet 1 of 5)
 1860-TF-00-00-DR-L-1003 Landscape Rev 05 (sheet 2 of 5)
 1860-TF-00-00-DR-L-1004 Landscape Rev 04 (sheet 3 of 5)
 1860-TF-00-00-DR-L-1005 Landscape Rev 07 (sheet 4 of 5)
 1860-TF-00-00-DR-L-1006 Landscape Rev 05 (sheet 5 of 5)
 (MJA Consulting) Drainage Strategy Layout 5992:P01 Rev. G (14.10.19)
 (MJA Consulting) Level Strategy Layout 5992:P02 (Rev.)
 (MJA Consulting) Road and Sewer sections 5992:P10 (Rev.)
 (MJA Consulting) Surfacing Strategy Layout 5992:P05 (Rev. A)
 (MJA Consulting) Sections Through Attenuation Basin, Reed
 Bed and Wet Pond 5992:P11 (Rev. A)
 (MJA Consulting) Proposed Residential Development, Manor
 Farm, Bedhampton, Hampshire, SuDS Management & Maintenance Plan
 (Rev. B) Ref. SS/19/0185/5992
 (MJA Consulting) Exceedance Flow Plan 5992:P06 (Rev.)
 (MJA Consulting) Manor Farm, Bedhampton, Surface Water
 Network MicroDrainage Calculations
 EV Charging point plan

Highways

Transport Assessment

Ecology

Ecological Assessment (Aluco, April 2019)

Miscellaneous

Acoustic report provided by 24 Acoustics
 Flood Risk Assessment & Development Drainage Strategy Rev B (MJA Consulting)
 Bernie Harverson's Arboricultural Method Statement and Tree Protection Plan dated
 June 2019
 Ground Appraisal Report (Ref GE16507-GAR-NOV17 v1.0 08/11/2017)
 Letter from Vivid dated 25th September 2019

Landscape and materials

3

No above ground development shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment,
- ii) Planting methods, tree pits & guying methods,

- iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
- v) Manner and treatment of watercourses, ditches and banks,
- vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
- vii) Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures,
- viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution
- ix) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

4

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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.

Ecology and trees

5

Prior to the commencement of development activities, a site-wide ecological mitigation strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (Aluco, April 2019) and shall be in accordance with any submitted landscape, drainage and lighting strategies. All ecological mitigation, compensation and enhancement measures shall be implemented in accordance with the agreed details and maintained in perpetuity in a condition suited to their intended function, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

6

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP shall be informed by the identified ecological receptors detailed within the Ecological Assessment (Aluco, April 2019) and including measures to address the impacts, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) should be avoided during the bird overwintering period (i.e. October to March inclusive). Development shall be implemented in accordance with the agreed CEMP unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011

7

Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Bernie Harverson's Arboricultural Method Statement and Tree Protection Plan dated June 2019 shall be installed. No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011.

Environmental

8

No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The approved Plan shall be adhered to throughout the construction period. The plan should include, but not be limited to:

- An indicative programme for carrying out of the works
- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)

- The arrangements for deliveries associated with all construction works
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Location of temporary site buildings, compounds, construction material, and plant storage areas
- Access and egress for plant and machinery
- Protection of pedestrian routes during construction
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 - 18.00 hours on Mondays to Fridays and 08 00 and 13 00 hours on Saturdays and; at no time on Sundays and Bank Holidays
- Procedures for emergency deviation of the agreed working hours
- Control measures for dust and other air-borne pollutants
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- The parking of vehicles of site operatives and visitors
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of nearby residential premises during the demolition/ construction phase of the development and having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Environmental – Soil, contamination

9

The development hereby permitted shall be carried out in accordance with the recommended Remedial Works and Contamination Discovery Strategy outlined in sections 11.2 & 13.0 of the Geo-Environmental Services Ltd. Ground Appraisal Report (Ref GE16507-GAR-NOV17 v1.0 08/11/2017), unless otherwise agreed in writing by the Local Planning Authority.

Prior to the occupation of any relevant part of the permitted development, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report must;

- a) demonstrate the adequate segregation of made soils deemed inappropriate for use in private garden areas, and either the appropriate 'off-site disposal' or 'within-development placement' of this material to ensure that no unacceptable exposures arise, and;
- b) document any assessments &/or remedial actions required to be taken in accordance with the Contamination Discovery Strategy, or if no actions were required; provide a positive declaration that no relevant discoveries of previously undocumented 'suspected contaminated' soils were made.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], contamination impacted soils have been identified within a discrete deposit at the site

where contaminants are likely to exceed levels considered appropriate for use private gardens, allotments or soft-landscaped public amenity land. This condition aims to secure an appropriate use or destination for these soils, to ensure that no unacceptable exposure to harmful contaminants may occur.

Noise

10

The development shall be built in accordance with the noise mitigation recommendations outlined in the acoustic report provided by 24 Acoustics (Technical Report: R6954-1 Rev 1 dated 28th March 2019) attached to the planning application namely:

The specification measures outlined in Parts 5.7 - 5.10 of the report.

The agreed details shall be fully implemented, and validation test results submitted to the Planning Authority before the use hereby approved is commenced and/or any part of the development is occupied. The measures are based on the units being of cavity masonry construction. Any divergence from this method of construction would require a further acoustic report to reflect the changes, to be submitted, as further mitigation measures may be required in that instance.

Reason - To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interest of residential amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Drainage and Flood risk

11

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles accepted under application reference APP/19/00427, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- o Provide unit type, and sizing for the Upflow unit and show it is sized adequately for the area it is draining. Please indicate type of unit (manhole or vault to be provided) and show this within the drawing.
- o Due to the sensitivity of discharging to a deep borehole soakaway, please provide details of what emergency procedures would be in place to ensure an oil/contamination spillage is promptly dealt and the penstock shut-down mechanism activated to prevent any contamination from reaching the borehole.
- o Provide details of the treatment level using the CIRIA Simple Approach Index level provided by the Multi-Stage Treatment Filter” from Hydro International unit. provided by the “Multi-Stage Treatment Filter” from Hydro International.
- o Provide details showing how the top layer of the infiltration borehole will be sealed details of what measures such as screening will be provided to prevent entry of debris into the borehole soakaways.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding from blockages to the existing culvert, and to reduce the risk of flooding to the proposed development and future

occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.

12

The development hereby permitted shall not be commenced until a scheme for water quality monitoring of surface water drainage discharging to the boreholes, has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure controlled waters (groundwater) are protected, and that there is no direct discharges of pollutants to groundwater in line with paragraph 170 of the National Planning Policy Framework, and having due regard to policy DM10 of the Havant Borough Adopted Core Strategy [2011]

Highways

13

Prior to first occupation the visibility splays shown for the vehicular access and two pedestrian accesses shall be provided so that any obstruction within the splays between 0.6m and 3m above the level of the carriageway shall be removed. These splays shall be maintained in this condition thereafter.

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.

14

Prior to use at least the first 16m of access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material and shall be maintained in this condition thereafter.

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.

15

A Construction Traffic Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) before development commences. This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

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.

16

The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve each individual dwelling hereby permitted shall be made fully available for use prior to that dwelling 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.

Archaeology

17

No development shall take place until the applicant has secured a preliminary archaeological survey to establish the location, extent and character of any archaeological remains within the site, the archaeological investigation of any archaeological remains identified and an appropriate reporting and recording of those results the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: to establish the location, extent and character of any archaeological remains within the site and to secure the archaeological investigation of any archaeological remains identified and an appropriate reporting and recording of those results. and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

18

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 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 Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

Water efficiency/sustainability

19

The development hereby permitted shall not be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings 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. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.

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 necessary avoidance measures are 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 of the Pre-Submission Havant Borough Local Plan 2036.

Electric Charging points

20

Prior to the occupation of the development full details of the Electrical Vehicle Charging points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. 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 Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

21

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order (as amended), no extension, building or structure permitted by Part 1, Classes A/B/C/E/F//and H of the 2015 Order, as amended, shall be erected within the curtilage of Plots 1, 10, 11, and 22 to 28 inclusive without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the Conservation Area and occupiers of neighbouring property and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

23 Strategy for tree belt

No above ground development shall take place until a strategy and planting program for the replacement of the conifer belt has been submitted and approved in writing by the Local Planning Authority. The strategy shall set out the program and timing for the phased removal of the conifer belt and provide details of the replacement planting

including species, size, and planting density. The planting shall be carried out in full accordance with the approved details.

Reason: To achieve an appropriate landscaping scheme to replace the conifer belt in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

24 Permissive path construction

No above ground development shall take place until the following details have been submitted to and approved in writing by the Planning Authority in liaison with HCC as Highway Authority.

- (a) a specification of the type of construction for the permissive path(s), including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of the method of disposing surface water;
- (b) a programme for making up the permissive path.

The works shall be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Planning Authority

Reason: To ensure the permissive path(s) are constructed to a satisfactory standard and having due regard to Policy C16 CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.