
Site Address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville		
Proposal:	Erection of 4No. dwellinghouses with associated gardens, parking and landscaping (Revision to APP/13/00804)		
Application No:	APP/20/00357	Expiry Date:	11/08/2020
Applicant:	Oliver Woolf Vistry Group		
Agent:	Mr Beavan Savills	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the north west of the Wecock residential suburb on the northern-western edge of the Borough and borders the boundaries of Winchester District and East Hampshire District. The land which comprises 10.5 hectares of former pasture split into fields by hedgerows is a current housing development site. It is bordered by open fields to the north, to the south and west by an existing public bridleway and to the east by the existing residential development at James Copse Road. To the south of the bridleway bordering the site is Woodcroft Primary school and a recreation ground. The site has planning permission for the residential development of 288 dwellings.

2 Planning History

APP/13/00804 - Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019), PERM,05/05/2015

APP/18/00217 - Non Material Amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2A (Residential Phase 1A) including replacement of 3 pane with 4 pane patio doors, removal of external first floor terrace areas above garages for flats, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, replacement garage doors and removal of decorative chimneys., PERM,05/04/2018

APP/18/00361 - Discharge of conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19,

25, 29, 30, 31 and 33 relating to planning permission APP/13/00804, UNK,18/04/2018

APP/18/01145 - Application for non material amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2B (Residential Phase 1B) including replacement of 3 pane with 4 pane patio doors, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, alteration to garages and removal of decorative chimneys., PERM,19/12/2018

APP/19/00076 - Application for non-material change to Planning Permission APP/13/00804 relating to amendments to Plots 1, 2 and 3 within Phase 2B (Residential Phase 1B) including change of house type, revision of external materials schedule and plot layout amendments., PERM,14/03/2019

APP/19/00369 - Application for variation of S106 Agreement dated 5 May 2015 to amend affordable housing provisions (specifically the mortgagee provisions)., DEL,

APP/19/01120 - Plot 269 - Monolith 1No. Oak (T1 on plan) to 3.05m, and 1No. Oak (T2 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 274 - 1No. Oak (T3 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 281 - 2No. Oaks (T4 and T5 on plan) reduce southern lateral limbs to provide 1.5m building clearance; Plot 282 - 3No. Oaks (T6, T7, T8 on plan) reduce southern lateral limbs to provide 1.5m building clearance. Pruning cuts on all trees (except T1) to be no greater than 100mm taken back to best in accordance with BS3998 (2010). All trees subject to TPO 1931.
, PERM,06/01/2020

APP/20/00115 - Application for Non-Material change to Phase 2B (Residential Phase 1B) of planning permission APP/13/00804 to replace former detached farmhouse dwelling with 1No. 4-bed detached dwelling., PERM,06/03/2020

APP/20/00359 - Application for non-material change to Planning Permission APP/13/00804 relating to a number of house designs within Phase 3 (Residential Phase 2) including replacement of 2 pane with 4 pane patio doors, addition of brick cills, part rendering to front, side and rear elevations, squaring of bay windows, door canopies and rear building lines, revised fenestration and minor changes to parking layout.', PERM,02/06/2020

3 Proposal

Erection of 4No. dwellinghouses with associated gardens, parking and landscaping (Revision to APP/13/00804)

Plot 119 Approved 2-bed flat at 68sqm, Proposed 2-bed house at 64sqm (*same 2BH1 housetype as used across the remainder of the site*)

Plot 120 Approved 1-bed flat at 61sqm, Proposed 2-bed house at 64sqm (*same 2BH1 housetype as used across the remainder of the site*)

Plot 121 Approved 2-bed flat at 68sqm, Proposed 2-bed house at 64sqm (*same 2BH1 housetype as used across the remainder of the site*)

Plot 122 Approved 1-bed flat at 61sqm, Proposed 2-bed house at 64sqm (*same 2BH1 housetype as used across the remainder of the site*)

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

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection providing the work is carried out in strict accordance with the Arboricultural Method Statement (LIN21652aia-ams) and Tree Protection plan (LIN21552-3D).
Particular attention should be made to 3.11 of the AMS. Installation of boundary fencing within protected areas.

Building Control

No adverse comments

Councillor David Jenner

No comments received

Councillor E Shimbart - Hart Plain

No comments received

Councillor P Bains - Hart Plain Ward

No comments received

CIL

HBC Community Infrastructure Officer, updated response 15/07/20 replacing comments of 14/07/20:

The CIL rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which permission is issued. If the permission is issued in 2020 the amount of indexation will be 49.107%. It is expected to increase if permission is issued in 2021.

This application is described on CIL form 1 as '...Replacement of dwellings within plots 119 to 122 consented under application APP/13/00804 comprising 2x 2 bed flats (68m² each) and 2x 1 bed flats (61m² each). Total floorspace permitted 258m². Total

floorspace proposed 256m2).

In considering whether the question of CIL has been fully dealt with under APP/13/00804. We understand from the agent that *'Plots 119-122 did not receive allocated social housing relief – the properties...were and remain private dwellings.'* We also understand: *'The plots lie within CIL phase 2, which has been paid in full, the last payment made on 16 March 2020.'*

The new development is 2sqm less, but the CIL rate has increased from £90.712 per sqm when the original decision for APP/13/00804 was made and the rate that applies to this development, if it received approval in 2020 would be £119.2856 per sqm.

Consequently there is an additional amount of CIL £7133.42 due in respect of APP/20/00357 and this has been calculated as follows: Year	CIL rate applicable to decisions made	CIL Liable Area in Sqm	Total
2015	£90.712	258	£23,403.696
2020	£119.2856	256	£30,537.114

County Archaeologist

A WSI for an archaeological evaluation was submitted and agreed for Phases 1 and 2. This WSI was implemented and an evaluation was carried out. This demonstrated that phases 1 and 2 had a low archaeological potential and that no further archaeological work was merited. The evaluation of phase 3 is described in the WSI as 'to be carried out at a later date'. I am not aware that the phase 3 evaluation has taken place. I would therefore recommend that whilst the archaeological conditions are attached to any planning permission issued they should be applied only to the area previously described as Phase 3.

Officer comment - *the site is covered by phase 2, not phase 3.*

County Ecologist

No comments received

County Minerals

No comments received

Developer Services, Southern Water

We have reviewed the information provided and the proposals are to change the location and size of 4 dwellings.

Given that these dwellings are in the same area as the previous ones and there will be minimal change in impermeable area, we are happy that these changes can be made within the previously approved application and have no comments to make.

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging

Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

a) An adequate soakaway or some other adequate infiltration system.

b) A water course.

c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development 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."

Further Comments

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

a) An adequate soakaway or some other adequate infiltration system.

b) A water course.

c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Environment Agency

We request that the following conditions be attached to any planning permission

granted, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority.

Condition 1 – Remediation strategy

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:

1. A site investigation scheme, based on (Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013)) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reasons for condition 1

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework (NPPF).

This site overlies the Source Protection Zone 1 for the Bedhampton and Havant Springs. These springs provide a strategically important public water supply. Potential contaminating activities have been identified in the previously submitted site investigation in the vicinity of the application area. The Applicant must demonstrate that any potential contamination does not pose a risk to controlled water, and in particular the Source Protection Zone 1.

The submitted Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013), which covered the entire site, details some potential contaminating activities (vehicle workshop and impacted made ground) in the vicinity of the application area. It is not clear from the plans provided with the current application if any of the potential contaminating activities directly underlie the application area. This needs to be verified as part of the above condition. Given the scale of this element of the development, we would not expect significant additional intrusive investigation. However, there must be sufficient investigation and an appropriately detailed remediation strategy provided in association with this application.

Condition 2 – Unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reasons for condition 2

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the NPPF.

Condition 3 – Verification report

Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons for condition 3

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF.

Condition 4 – Piling

Piling or other deep foundation using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reasons for condition 4

To ensure that the proposed piling or other deep foundation does not harm groundwater resources in line with paragraph 170 of the NPPF.

Piling or deep foundation, has the potential to mobilise contamination from the shallow soils into the chalk bedrock, and increase the potential of mobilisation/migration to the underlying chalk aquifer and associated Source Protection Zone 1.

Hampshire Fire & Rescue

Standard advice in respect to access for fire fighting and protection.

Hampshire Highways

Thank you for consultation on the above planning application which seeks an amendment to the extant permission for Woodcroft Farm (planning ref APP/13/00804)

to provide 4 dwelling houses instead of maisonettes.

The development proposal will not significantly exacerbate traffic flows from the site and the updated internal layout to accommodate the additional parking bays is acceptable. The Highway Authority therefore raise no objection to the proposal.

Landscape Team

From a landscape perspective we have no adverse comments in relation to this application.

Local Lead Flood Authority HCC

No comments received

Waste Services Manager

No comments received

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: 0

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received:

Comment	Officer Comment
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7 Planning Considerations

The site was visited at the time of the extant permission and more recently in respect to the discharge of conditions.

The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file.

The screening under Regulation 63(1)(a) found that there was **not** likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the location of the site in excess of 5.6km from Chichester & Langstone Harbours. As such it lies outside the area covered by Policy DM24 of the adopted Havant Borough Local Plan (Allocations), Policy E16 of the Pre-Submission Havant Borough Local Plan 2036 and the Solent Recreation Mitigation Strategy. Additionally, the application in question, whilst it would constitute a new planning permission on the site, is a re-submission in respect to a small part of a partly implemented previous

planning permission under application APP/13/00804 in respect to siting and design only. There is no increase in the no. of bedrooms proposed nor the floor area. As a result, the creation of the new dwellings has already been approved. The only difference in the two applications is the siting and design, which in and of itself would not increase population.

The planning application was then subject to an Appropriate Assessment under Regulation 63. The Appropriate Assessment concluded the project in question, when considering the impact from other approved projects, would not lead to an increase in population within the catchment of the Chichester and Langstone Special Protection Area, Solent Maritime SAC or the Solent and Dorset Coast SPA over and above that already permitted in the implemented scheme. As a result, there would be no likelihood of a significant effect as a result of the proposed development.

Natural England were consulted with this Habitat Regulations Assessment on 16 July 2020, with a 21 day period for response (as is customary with planning application consultations) expiring 6 August 2020. As at 7 August 2020, no representations have been received from Natural England in relation to the Habitat Regulations Assessment, and therefore it is assumed that they have no comments to make.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Environmental Impact

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal relates to amendments to a small part of an approved housing development and the number of dwellings remains as for the extant permission.

(ii) Impact upon the character and appearance of the area

Under the approved scheme, this part of the site formed part of a small group of dwellings in a coach house form designed to enhance the setting of the original farmhouse which was retained under the initial scheme. The farm house, whilst not listed was retained to have regard to the history of the site as a working farm. However, owing to vandalism it was declared dangerous and demolished. A replacement dwelling has now been approved in the same location and incorporating flint work to maintain the character of this part of the site. The proposed dwellings which would also incorporate flint work in the elevations are considered to adequately maintain the character of this part of the site and as such not to detrimentally impact the character of the housing estate.

(iii) Impact upon residential amenity

An acceptable relationship is achieved with the neighbouring properties which are still under construction and not yet sold, and the impact on residential amenity is considered acceptable.

(iv) Highways

The number of dwellings remains as for the extant and the proposal will not significantly exacerbate traffic flows from the site. The updated internal layout to accommodate the additional parking bays is acceptable and the Highway Authority raise no objection to the proposal.

(v) Environmental Impact

The impact on Ecology was considered under the extant permission and found to be acceptable, and the current proposal is not considered to alter this impact.

In respect to trees and landscaping, an Arboricultural Method Statement (LIN21652aia-ams) and Tree Protection plan (LIN21552-3D) have been submitted and additionally this part of the housing development is located adjacent an area of open space and additionally landscaping is proposed to break up the car park court, and as such appropriate landscaping is proposed. The landscape team and Arboriculturalist have advised that they have no adverse comments.

Drainage and contamination have been considered by the relevant consultees and subject to conditions no objections raised .

8 Conclusion

The proposal adequately maintains the character of this part of the site by the continued use of flint work and overall is not considered to result in an adverse impact and is recommended for approval. As the CIL rate has changed since the original permission, consequently there is an additional amount of CIL £7133.42 due.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00357 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:

Location Plan- 2740-A-1005G
Block plan 2740-A-1006-F
Plans and Elevs-2740 HT-2BH1-FP
Plans and Elevs-2740 HT-2BH1-EL.
Landscaping LIN22394 Plots 119-122-Sheets 1 and 2
Street Scenes Section J-J plots 119 - 122
Masterplan site layout Phase 1B
Site Layout for Phase 1B
Facing materials Plan Residential Phase 1B

Reason: - To ensure provision of a satisfactory development.

- 3 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:

1. A site investigation scheme, based on (Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013)) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework (NPPF) and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Local Plan (Allocations) 2014. This site overlies the Source Protection Zone 1 for the Bedhampton and Havant Springs. These springs provide a strategically important public water supply. Potential contaminating activities have been identified in the previously submitted site investigation in the vicinity of the application area. The Applicant must demonstrate that any potential contamination does not pose a risk to controlled water, and in particular the Source Protection Zone 1.

The submitted Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013), which covered the entire site, details some potential contaminating activities (vehicle workshop and impacted made ground) in the vicinity of the application area. It is not clear from the plans provided with the current application if any of the potential contaminating activities directly underlie the application area. This needs to be verified as part of the above condition. Given the scale of this element of the development, we would not expect significant additional intrusive investigation. However, there must be sufficient investigation and an appropriately detailed remediation strategy provided in association with this application.

- 4 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a

remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the NPPF and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Local Plan (Allocations) 2014.

- 5 Prior to occupation a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Local Plan (Allocations) 2014.

- 6 Piling or other deep foundation using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling or other deep foundation does not harm groundwater resources in line with paragraph 170 of the NPPF and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Local Plan (Allocations) 2014. Piling or deep foundation, has the potential to mobilise contamination from the shallow soils into the chalk bedrock, and increase the potential of mobilisation/migration to the underlying chalk aquifer and associated Source Protection Zone 1.

- 7 No external lighting shall be installed until plans and particulars specifying the location and details of the external lighting have 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 having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The work shall be carried out in strict accordance with the Arboricultural Method Statement (LIN21652aia-ams) and Tree Protection plan (LIN21552-3D). Particular attention should be made to 3.11 of the AMS (Installation of boundary fencing within protected areas).

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles and cycles and has been provided within the site, surfaced and marked out in accordance with the approved plans. 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Schedule 2, Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Schedule 2, Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 12 The landscaping works shown on the approved plans ref LIN22394 sheets 1 shall be carried out in accordance with the approved details in the first planting season following first occupation of the development. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.