

Recommendation: **GRANT PERMISSION**

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)
DM10 (Pollution)
DM12 (Mitigating the Impacts of Travel)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Landscape Architect

From a landscape perspective we have no adverse comments in relation to the variation of condition 2.

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: 17

Number of site notices: 1

Statutory advertisement: 15/02/2019

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

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

(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.

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

The proposed fencing and gate are similar to existing fencing on nearby sites and accords with the design of fencing approved elsewhere on the application site. As such it would be in keeping with the context and character of the area and satisfies the requirements of Policy CS16 of the Core Strategy.

(iii) Impact upon residential amenity

The site is located away from residential properties and the proposed fencing and gate are similar to fencing previously approved for the site, and not considered to result in loss of amenity to neighbouring properties.

8 Conclusion

Overall it is considered that the proposed fencing will not have an adverse impact on the proposed development as approved in June 2018 and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00124
subject to the following conditions

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

Acoustic report
Phase I Ecological report
Transport assessment
Drainage Impact Assessment and Drainage Strategy Report
Ground Condition Survey
Air Quality Assessment
BREEAM Pre-assessment

Design and Access Statement
 External Lighting Statement
 Workplace Travel Plan
 Utilities report
 Site Layout Plan - 001.103.01.201 D
 Location Plan - 001.103.01.200
 Units 1 & 2 Floor Plans - 001.103.01.202 Rev C
 Units 1 and 2 elevations - 001.103.01.205 C
 Units 3 and 4 elevations - 001.103.01.206 B
 Units 3 and 4 Floor plans - 001.103.01.203 B
 Unit 5 elevations - 001.103.01.207 Rev B
 Unit 5 floor plans - 001.103.01.204 Rev B
 Proposed Site Plan (Phase 1) [dwg no: 18079-PL-001 P1] received 29.01.19
 Proposed Site Elevations [dwg no: 18079-PL-002 P1] received 29.01.19

Reason: - To ensure provision of a satisfactory development.

- 2 Foundations for the development hereby approved to be formed using the vibro compaction method unless otherwise approved in writing by the Local Planning Authority.
Reason: A degree of residual contamination is known to exist at within soils at the site. The site overlies a 'major' aquifer, and land is comprised of soils with high leaching potential. The Source Protection Zone 1 for the Bedhampton & Havant Springs water supply lies within 250m of the site boundary, and Portsmouth Water Company has previously expressed concern regarding risks to the abstracted supply from Boring and Piling activities in this area. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the recommended Risk Mitigation measures outlined in section 10.1 of the Ridge Ground Condition Assessment Report Ref 5004378-RDG-XX-ST-DOC-C-0101 October 2017, unless otherwise agreed in writing by the Local Planning Authority. Any contamination encountered during development which is inconsistent with that characterised within the 5004378 report shall be reported to the Local Planning Authority, be appropriately assessed, and be treated, mitigated, removed, or encapsulated as circumstances dictate.

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 report must demonstrate that selection of potable supply pipework is appropriate to mitigate the risk of supplies being tainted by residual hydrocarbons, that buildings (and enterable voids) are adequately protected from the risk of ground gas ingress, and must summarise (assessment &/or remedial) works required to address any unexpected contamination encountered during groundworks.

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], A degree of residual contamination is present at the site

as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers, buildings and services.

- 4 The development of the site shall be carried out in accordance with Ecological Mitigation Strategy R02/AC/HFW/2018

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 The materials to be used externally on the buildings including doors and windows shall accord with the External materials pack Ref 18079-EXM01 4 (pages) unless otherwise approved in writing by the Local Planning Authority. 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development of phase 1 shall be carried out in accordance with PTA Planning Condition Approval document and Dwg. no. 9100 Rev H - Drainage General Arrangement Layout. In respect to phase 2, notwithstanding details provided in the amended Drainage Impact Assessment and Drainage Strategy V2, no above ground construction shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of any other proposed ancillary drainage works/plant (e.g. pumping stations) and measures which will be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 In respect to phase 1 the development shall be carried out in accordance with PTA Planning Condition Approval document.

In respect to phase 2 no above ground development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:

i. evidence that the correct level of water treatment has been provided in accordance with the Ciria Suds manual C753

ii. More detailed calculations to demonstrate that the proposals are sufficient

iii. Further information relating to exceedance routing which should demonstrate how water flows around the site if storms exceeding design criteria or blockages occur.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development shall be carried out in accordance with the approved soft landscaping scheme 18079-1006 rev P1 - Proposed Soft Landscaping Plan Phase 1 Supporting Information regarding Proposed Soft Landscaping Plan dated 19/02/2019.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason - to ensure the appearance of the development is satisfactory and having due regard for policies CS16 and DM8 of the Havant Borough Local plan (Core Strategy) 2011 and the National Planning Policy Framework .

- 9 The development shall be carried out in accordance with the approved hard landscape 18079-1005 rev C2 - Hard Landscaping Phase 1 (supersedes 18079-HL-001 issued previously) 18079-HL-002 - Hard Landscaping Materials. Only such agreed details will remain in site thereafter.

Reason - to ensure the appearance of the development is satisfactory and having due regard for policies CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the National planning Policy Framework.

- 10 The car 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.