



Havant
BOROUGH COUNCIL

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To:
Mr Jeremy Gardiner
WYG
The Pavillion, 1st Floor
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Hedge End
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SO30 2AF

For: C/O Agent

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Outline Planning Permission**

Application Number: APP/18/00244

Site Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).

Further to your application received on 27 February 2018, which was valid from 17 April 2018 Havant Borough Council, as Local Planning Authority, **Grants Outline Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters for each phase of the development before the development first takes place - the access; appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

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

Site Development Plan Ref: A090070-182[ST1]51 Rev A

As supported by the following documentation:

Drawings / Plans

Site Location Ref: A090070-182[ST1]01
Site Boundary Ref: A090070-182[ST1]02 Rev A
Constraints Plan Ref: A090070-182(ST1)03
Opportunities Plan Ref: A090070-182(ST1)04
Development Area Ref: A090070-182[ST1]05 Rev A
Illustrative Master Plan Ref: A090070-182[ST1]31 Rev A
Site Sections 42
Sections 43
Sections 44
Illustrative scene 01 51
Illustrative scene 02 53
Illustrative scene 03 54
Illustrative scene 04 55
Tree Protection Plan Drg No. COLTS/001 KC
Tree constraints Plan Drg No. TCP-KC/HCA/COLTS/001

Documents:

Design and Access Statement March 2018
Planning Statement Including Affordable Housing Statement and Statement of Community Involvement HP16070 - A090070
Transport Assessment March 2018
Framework Travel Plan A090070-182 August 2018
Travel Plan -Rev A Cover Sheet August 2018
Technical Note 01 October 2018
Ground Investigation and Assessment June 2017
Flood Risk Assessment and Drainage Strategy August 2018
Note re Drainage issues received 4th September 2018
Noise Assessment March 2018
Preliminary Ecological Appraisal February 2017
Bat Dusk Emergence / Dawn Return Survey Ref A090070-182 dated 15th June 2017
Archaeological Desk-Based Assessment A090070 - 182
Air Quality Assessment March 2018
Arboricultural Impact Appraisal and Method Statement Ref AIA/AMS-KC/HCA/COLTS/001 dated March 2018
Desk Top Utility Report Search dated 04/09/2017

Reason: - To ensure provision of a satisfactory development.

- 4 No development of the residential phase shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist within the site.

The assessment should take the form of trial trenching across those parts of the site not impacted by modern ground reduction activity. If the results of the evaluation are deemed significant enough by Havant Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

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

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) an ecological mitigation and enhancement strategy shall be submitted to and agreed in writing by the Local Planning Authority. It shall include (but not necessarily be restricted to): details of all measures (methods, location, timings) to protect ecological features and measures (methods, location, number, type and ongoing maintenance) to compensate and enhance the site post-development. All ecological mitigation and enhancement features shall be permanently retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 6 Three months prior to the scheduled commencement of the residential development phase hereby permitted the grass bank within the site which contains potential habitat for badgers shall be re-surveyed and the results submitted to the local planning authority. If protected species are present suitable detailed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Any approved mitigation measures shall be carried out prior to the commencement of development.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 7 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) 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.

- 8 Prior to the commencement of any specific phase of development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, relevant triggers and arrangements for contingency action (a “long-term monitoring and maintenance plan”).

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

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] and the National Planning Policy Framework, contamination may be present at the site as a result of both previous land uses (& / or activities) in areas of the site that have not previously been subject to investigation, that could pose a risk to future residential occupants, to buildings and to controlled waters.

The applicants 'Ground Investigation Report' (reference A090070-182) has identified potential sources of contamination at the site requiring further investigation once the site is fully assessable. This is needed in order to confirm whether any contamination present poses a risk to groundwater in the chalk aquifer underlying the site and whether remediation is required. The site is located in the groundwater Source Protection Zone 1c for the Bedhampton and Havant springs. Public drinking water supplies may be at risk from contamination at the site.

- 9 Prior to the occupation of any specific phase of development a verification report in accordance with condition 8 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 109 of the National Planning Policy Framework.
- 10 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.
Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.
- 11 No Piling or foundation works relating to a specific phase of development (or such other stage in development as may be agreed in writing by the Local Planning Authority) shall take place unless and until a method statement for that phase (detailing the depth and type of piling/foundation to be undertaken and the methodology by which such piling / foundation will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and resources, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation in with Portsmouth Water and the Environment Agency. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the proposed development, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policy DM10 of Havant Borough Local Plan (Core Strategy) 2011. Piling using penetrative methods can result in risks to potable supplies from, for example, by mobilising contamination and drilling through different aquifers and creating preferential pathways.
- 12 Before the employment or multi occupation homes (flatted) development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.

- 13 Within 6 months of any part of the employment or multi occupation homes (flatted) development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.
Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.
- 14 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a Construction Management Plan for that phase shall be submitted to, and approved in writing by, the Local Planning Authority (in consultation with Hampshire County Council Highway Authority). 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.
Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2011.
- 15 The vehicular access points for the site shall be provided in the vicinity of the existing access points serving the site with full details of final design, form and operation provided as part of the reserved matters planning application.
Reason: To ensure appropriate access to the development is provided having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 The details to be submitted in respect of the access reserved matters shall make provision for
(i) an additional pedestrian route to Bartons Road linking to a position in the vicinity of the Bartons Road Bus shelter (shown on drawing No. A090070-182(ST1)31 Rev A)
(ii) the pedestrian / cycle route to Bartons Road shown indicatively on drawing No. A090070-182(ST1)31 Rev A
(iii) the pedestrian / cycle route between Martin Road and New Lane
The routes shall be provided in accordance with the approved details prior to first occupation of any of the dwellings hereby approved unless otherwise agreed by the Local Planning Authority.
Reason: To improve the permeability of the central area residential of the site to the surrounding area including public transport links having due regard to policies CS20 and DM11 and the National Planning Policy Framework.
- 17 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a detailed surface water drainage strategy for that stage shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority, containing the following elements:
- Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers.
- Full calculations detailing the existing greenfield and or brownfield surface water runoff rates for the 1 in 1, 1 in 30 and 1 in 100 storm events.
- Full details of the proposed SuDS features and any flow control measures.

Information evidencing measures taken to prevent pollution of the receiving groundwater in accordance with the water quality criteria set out in the Ciria Suds Manual C753.

Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element.

Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.

Exceedance flows are considered in the event of the pipe being nonoperational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered – calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

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

Reason: To ensure that flood risk and pollution to water sources are prevented and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 18 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how spills, incidents and site drainage will be managed during the proposed site development. The development shall thereafter be carried out in accordance with the approved details.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

- 20 Each phase of the development hereby permitted shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement (Technical Arboriculture) and Tree Protection Plan hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 21 Prior to commencement of any specific phase of development hereby approved (or

such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

- 22 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the employment premises shall only be used for a B1, B2 or B8 uses and for no other purposes.

Reason: To ensure that appropriate uses are provided having regard to the loss of employment land at the site and policies CS2 and DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 No dwelling / building hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling/building have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 24 The employment units hereby approved shall not be commenced unless and until details of the acoustic fence and bund between the residential and employment development phases have been submitted to and approved in writing by the Local Planning Authority.

Construction of the employment units shall not be commenced unless and until the acoustic fence and bund have been constructed in accordance with the approved details.

Reason: To ensure a satisfactory residential environment for future residents living in proximity to employment uses having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 25 Prior to the commencement of any specific phase of development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (8) The applicant is advised that the development the subject of this outline consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. On approval of the last reserved matter

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arising from this outline consent, this development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk

- (9) The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (tel 01962 858688), or www.southernwater.co.uk.

- (10) The applicant is advised of the contents of Southern Waters letter of the 24th September 2018 which can be viewed on the Council's website via the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243117

- (11) The applicant is advised that the Environment Agency have provided the following comments:

Advice to applicant

We recommend that developers should:

- 1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.*
- 2. Refer to the [Environment Agency Guiding principles for land contamination](#) for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.*
- 3. Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.*

Refer to the [contaminated land](#) pages on GOV.UK for more information.

- (12) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (13) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke

pollution.

- (14) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (15) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.
This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (16) The applicants attention is drawn to the contents of the letter from Hampshire Fire and Rescue Service dated 15th May 2018 which can be viewed on the Councils website via the following address:
- https://planningpublicaccess.havant.gov.uk/online-applications/files/467941C0EE821EF4575183ACF0951329/pdf/APP_18_00244-CONSULTEE_RESPONSE-_HANTS_FIRE-1119004.pdf
- (17) The applicant is advised in relation to the Reserved Matters stage to consider and incorporate into the proposed layout wherever possible the following guidance from the Councils Landscape Officer:
- The landscape strategy needs to include screening planting along the northern boundary to Bartons Road to help soften the 5 and 4 storey buildings into the streetscape.
 - The continuous lines of car parking (shown on the illustrative masterplan) is not deemed appropriate and to avoid the landscape becoming too dominated by vehicles soft landscaping is required to break up the lines of car parking.
 - We are encouraged by the proposed naturalisation of the water course running through the site, however the rational to break up the footpath running parallel to the watercourse is unclear. This could be an interesting landscape feature and should be used as a key route connecting the site and as such we would want to see a continuous footpath running adjacent to it.
 - The footpath which is behind the 5 no. car parking spaces south of the 3 storey block of flats is not appropriate as it would encourage pedestrians to walk behind vehicles.
 - There is a substantial construction within the PRA of T15 and T14, we have concerns that the retention strategy is not robust enough to mitigate and damage to the trees. The trees are an important landscape feature and need to be retained.
 - The site layout does not make the best use of key vistas and viewpoints when navigating around the site. Key viewpoints are dominated with car parking which will curtail the vernacular of the site. Soft landscaping and high quality material detailing will help improve the views within the site.
- (18) The applicant is advised of the comment from Hampshire County Council (Local Lead Flood Authority) that:
- If the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning. Information on ordinary watercourse consenting*

can be found at the following link

<http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

- (19) The applicants attention is drawn to the contents of the letter from Southern Gas Networks which can be viewed on the Councils Website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243117

- (20) The applicants attention is drawn to the Consultation Comments from the Crime Prevention Design Officer dated 15th May 2018 which raise issues in particular with regards to pedestrian routes and areas of open space needing to be overlooked and car parking design. These comments should be taken into account at the Reserved Matters stage, however, it should be noted that routes into the site are required to increase permeability.

- (21) The applicant is advised in relation to the Reserved Matters layout the development should meet the requirements of Havant Borough Council parking SPD in relation to car and cycle parking including for visitor car parking and disabled spaces. The standards can be viewed via the following address:

<http://www.havant.gov.uk/sites/default/files/documents/Final%20Parking%20SPD.pdf>

- (22) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 29th January 2019 which requires:

Residential Land

Affordable Dwellings

35% of the dwellings

Affordable Housing Mix - to secure the number, size and tenure of the affordable dwellings

Affordable dwellings compatible with the design of open market dwellings

No to occupy more than 60% of open market dwellings until affordable dwellings - completed and ready for occupation and transferred to an Affordable housing provider

Common Parts

Management and Maintenance

Management Plan

SuDs

Residential SuDs - SuDs Drainage Scheme

Residential Land SuDs - Bond

Residential Land Cash Deposit

Residential Highways Works

Residential Highways Agreement

Travel Plan

Residential Travel Plan

Solent Recreation Mitigation Strategy

Financial Contribution secured prior to construction of any dwelling

Employment Land

Promotion of the provision of 2860sqm of employment floor space via a marketing strategy

Common Parts

Management and Maintenance

Management Plan

SuDs

Employment Land SuDs - SuDs drainage scheme

Employment Land SuDs - Bond

Employment Land Cash Deposit

Travel Plan

Employment Travel Plan

Marketing of Employment Site

Marketing Period

Marketing Strategy

Whole Agreement

Monitoring Fee - £10,000

- (23) For the purposes of all pre-commencement conditions, excepting conditions 8 and 18, the definition of commencement means the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development is begun other than operations consisting of site clearance, demolition work, remediation if required, archaeological investigations and intrusive investigations for the purposes of assessing ground conditions to inform a remediation strategy.
- (24) For the purposes of conditions 8 and 18, the definition of commencement means the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development is begun other than operations consisting of archaeological investigations and intrusive investigations for the purposes of assessing ground conditions to inform a remediation strategy.

Simon Jenkins

Simon Jenkins

Interim Director of Regeneration and Place

30 January 2019