
Site Address:	42 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	Erection of two storey building providing 7no. Supported Living Apartments with ancillary social space and associated car parking (revised scheme).		
Application No:	APP/18/01206	Expiry Date:	01/02/2019
Applicant:	Mr Heather JNP Developments & Investments Limited		
Agent:	Mr Galloway Peter Galloway Partnership	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a recently developed Class C2 residential care home with associated outbuildings and paraphernalia, located on the north side of a spur accessed from the west side of Bedhampton Hill. The principal building on the site was previously a substantial grade II listed dwelling house. Following statutory de-listing this building is now listed as a Building of Local Interest. Various extensions and alterations have been carried out in order to facilitate its change to a residential care home. The outbuildings are single storey and sited in an approximate courtyard arrangement, used as supported living apartments.

Boundary treatments are well established, with renewed panel fencing to the road frontage, and there are a number of trees on the site, some of which are subject of Tree Preservation Orders. To the north of the site the land level drops very steeply towards the new residential development on the former Havant Retail Park. A hotel with shared access to a public house is located to the west of the site, but otherwise the locality is predominantly characterised by medium density residential land use.

The proposed development site is within the north east corner of the overall site, which is currently a vacant area, partly overgrown and in part used for some storage. There is an old shed against the eastern boundary and the land rises significantly to the north with mature trees and planting along this northern boundary.

2 Planning History

90/53229/004 - Kitchen extension rear ground floor., UNK,
90/53229/005 - Single storey rear extension using existing kitchen window (amendment to planning permission No. 89/53229)., REF,11/07/1990
90/53229/006 - Listed building application for single storey rear extension using existing kitchen windows (amendment to Listed Building Consent 89/53229/1LB). REF,12/07/1990
03/53229/007 - To reduce the eastern sector of the crown by 2 metres, the whole crown by 15-20% and remove dead wood of a Horse Chestnut, T1 subject of TPO 1799., REF,04/11/2003
06/53229/008 - Application for crown reduction of eastern sector by 2 metres and crown thin by maximum of 20% a Horse Chestnut (T1) subject to TPO 1799., PERM,16/11/2006

APP/11/01354 - Crown reduce by 5m, crown lift to 6m, reduce sides by 2m 1No. Horse Chestnut tree (T1) subject to TPO 1799. , PERM,07/10/2011

APP/13/00066 - Two storey extension to hotel with alterations to car park., REF,20/03/2013

APP/13/00266 - Demolition of existing buildings and construction of 86 dwellings consisting of 9No. 1 bed flats, 28No. 2 bed flats, 24No. 3 bed houses, 21No. 4 bed houses and 4No. 5 bed houses with associated parking, landscaping and the provision of open space together with acoustic fencing and improvements to existing site access., PERM,11/02/2014

APP/13/00311 - Two storey extension to hotel with alterations to car park (revised application)., PERM,12/06/2013

APP/13/00457 - Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18No. care bedroom facility., PERM,20/09/2013

APP/13/01206 - Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457., PERM,14/02/2014

APP/13/01258 - Discharge of Condition No's 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457. , PERM,05/02/2014

APP/14/00168 - Two storey and single storey rear extensions to existing building (in association with conversion of building to Class C2 care home under Planning Permission APP/13/00457). , PERM,29/05/2014

APP/14/00465 - Discharge of Condition Nos 3, 8, 9, and 10 of Planning Permission APP/13/00266., PERM,24/07/2014

APP/15/00373 - Discharge of Condition No/s 2, 3, 4, 5, 7, 11, 12, 15, 16, 17 and 19 of Planning Permission APP/14/00724., DEL,

APP/15/00476 - Extensions to Lodge 1 to accommodate additional bedroom and social room; extensions and ramp to Hill Lodge (revisions to previously approved plans APP/14/00168); construction of new community building, incorporating therapy pool; and relocated vehicular access., PERM,18/09/2015

APP/16/00144 - New community facility comprising therapy pool, community room and relocated vehicular entrance., PERM,06/04/2016

APP/17/00230 - Erection of 1No. single storey detached 2 bedroom lodge., PERM,17/05/2017

3 Proposal

Erection of two storey building providing 7no. Supported Living Apartments with ancillary social space and associated car parking (revised scheme).

As originally submitted the proposal was for a three storey development for 8 units close to the northern boundary. During the course of determining this application the scheme was significantly amended and re-sited and now proposes a two storey development for 7 units.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)

CS7	()
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - on revised scheme:

I have no objection to the revised method statement and tree protection plan by Barrell Tree Consultancy. The work should be carried out in strict accordance with this report.

Building Control - on original scheme:

The plans do not appear to show adequate fire service access from the highway to the building.

The floor plans do not show adequate detail to ensure the means of escape from the apartments is in compliance with the Building Regulations.

Building Control - on revised plans:

The amended plans still do not show adequate fire service access. Direct access for a fire vehicle should be provided to at least 15% of the perimeter of the building. The site plan does show fire service access from outside of the site (to the north east) but does not show how this is provided.

The plans do not show adequate detail to ensure satisfactory means of escape or access inside of the building for the fire service

Officer Comment - The agent has been advised and will address before commencement.

Conservation Officer on amended plans:

Following the receipt of amendments, I believe the application is supported by good contextual information which allows its scale and form to be judged. The setting of Hill Lodge has been transformed with the development already permitted. I am content the new building will be subordinate to Hill Lodge and will satisfactorily complete the development of this site. The southern elevation has also been improved with its symmetrical detailing and the same palette of materials as used elsewhere is proposed. Therefore, I have no objection to the scheme.

Crime Prevention

None received

Hampshire Highways

confirm that the Highway Authority's comments should be provided by the District

Council's own engineers

Highways Engineer

No adverse comment on the principle of this development.

Landscape Team - on original submission:

We have concerns with the number of removed trees (4 no. groups and 3 no. individual trees) in relation to what is being proposed (2 no. trees). A robust landscape scheme which assists in screening to proposed development to neighbouring is required.

- We require a minimum width of 2.5m for the footpath which accesses the proposed development. Due to the nature of the development it will need sufficient space to allow for 2 no. wheel chairs to comfortably pass.
- There is a lack of clarity in relation to proposed boundary treatments.
- The proposed site layout is not deemed to provided sufficient information relation to the soft and hard landscaping proposals.
- It is noted that the proposals do not include any designated amenity space which is suitable for the residents of the supported living apartments. The Havant Borough Council Borough Design Guide Supplementary Planning Document (Dec 2011) states 'where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible. When not possible communal gardens should be provided, with safe and convenient access for residents?. A such we would like to see a soft and hard landscape scheme which provides the required communal amenity space which is suitable for the intended residents.

Will require further details to be submitted for comment:

- A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

Landscape Team - on amended plans

There is a lack of clarity in relation to the soft landscaping north of the proposed development. The landscaping & Drainage Proposals drawing no. 18/2000/LD01 annotates 'exst. Trees and screening to remain? however the key suggests the existing shrub and ground cover cut back. Furthermore the drawing does not give details of the proposed soft landscaping .

A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations

of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

Natural England Government Team

Solent Recreation Mitigation

This application is within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and will lead to a net increase in residential accommodation. As a result, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Natural England is aware that Havant Borough Council has recently adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP). Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s).

Biodiversity Mitigation and Enhancement Plan

Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been agreed by a Hampshire County Council (HCC) Ecologist. The scope of the BMEP should be agreed with the HCC Ecologist and will need to consider bats and nesting birds. The application should include a consideration of what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal.

Water Environment

Natural England recommends that the planning application includes a comprehensive drainage strategy during the construction work and post-construction in line with best practice.

Natural England recommends that all new development adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

Officer Comment-NE comments on the amended scheme omit the reference to BMEP and need for comprehensive drainage strategy.

Portsmouth Water Company - on original submission:

site situated 84m south of Source Protection Zone 1 - surface water discharge is via soakaways and require further details on type of soakaway proposed and location layout; foul drainage is discharge to existing main sewer and provided no surface and/or foul discharge then no further comments.

Portsmouth Water Company - on amended details

location layout of proposed soakaways are outside Source Protection Zone 1 and therefore provided no surface and/or foul discharges off site then no further comments

Southern Gas Network

Plan provided showing low pressure mains to west of original dwelling; no mechanical excavations above or within 0.5m of gas mains;

ESP Utilities Group

no gas or electric apparatus currently in vicinity of this site

Traffic Management

The Traffic Team have no adverse comment to make

Waste Services Manager - on original submission

Need to ensure there is a suitable bin location provided for the waste collection
on revised plans:

no concerns

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: 16

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 15

13 letters of objection were received to the original three storey proposal; and **2 further letters** have been received to the **amended** two storey proposal

Comment	Officer Comment
Issues raised on original scheme:	
Overlooking and loss of privacy ; with three stories will impact our view; balconies which will be overlooked on the second floor; bedrooms will face onto the property with potentially people easily looking into their rooms	Noted - amended scheme addresses
Block light and overshadowing and overbearing; inappropriate design; out of keeping with the neighbouring properties; intrusive height	Noted - amended scheme addresses
may weaken the chalk cliff face making it liable to erosion or cracking	This is a matter for the developer.
More Traffic - The assisted living complex is already extremely busy with constant minibus and car traffic entering and exiting the site. On more than one occasion one of the many mini busses has crashed into our fence endangering our children playing in our garden. Further accommodation will only add to the volume of traffic	see section 7
noise and litter - levels (loud music, shouting, swearing) is unacceptable, and there were several times this summer when the bedroom windows could not be left opened - we are concerned that the erection of this extension will add further noise, especially as it will come from 3 storeys rather than a low level bungalows	see section 7

loss of trees on boundary providing screening; replacements would take years to grow	Noted - amended scheme addresses
depreciation in the value of our property	Not a material planning objection
Issues raised on amended 2 storey scheme:	
As a resident of Bedhampton Hill I concur with the comments of the residents of Nelson Rd and Brunel Way regarding the obtrusive nature of the amended 2 storey development and object to the proposals. The various development phases at No 42 over a number of years have resulted in a number of issues that impact the immediate area; increased traffic congestion through the creation of an additional access on the south side of the site into Bedhampton Hill, increased noise, the impact of building materials and debris left across the carriageway from contractor vehicles accessing and leaving the site and a serious level of increased littering and minor fly tipping by contractor staff. Should the development proceed despite the many objections then the developer and contractors must be required to make enforceable commitments to avoid such issues.	see section 7 temporary construction disturbance not generally a material consideration - Informative's can be added
Since this development started several years ago, there has been increased contractor vehicles on the road, leaving litter and debris. This development has expanded several times and seems to continue to do so, with increased numbers of cars parking in this small cul de sac. My objection is to the ongoing contractor vehicles and increase in vehicles parking in this road and leaving debris and trash on the verges and in the roads.	Plans amended to provide for contractors parking and material storage, however temporary construction disturbance not generally a material consideration - Informative's can be added

7 **Planning Considerations**

7.1 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) Effect on application site and locality (including historic asset)
- (iii) Effect on neighbouring amenity
- (iv) Highways and parking
- (v) Trees
- (vi) Ecology
- (vii) CIL

(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 site is an established residential care site and the proposal would provide 7 supported living apartments to supplement the range of care offered on site. As supported living apartments future residents are encouraged to live more independently but with support provided by staff on site. Each unit would be equipped with disability provisions, hoists etc and ground floor units are wheelchair accessible. There is a communal social area provided as well as staff office and shared laundry. The further development of the site for care purposes would accord with the principles of both policies CS9 and DM7 of the Havant Borough Core Strategy, subject to detailed considerations.

The originally proposed development was three stories and sited close to the northern boundary such that the existing tree screening was lost and the separation to the new dwellings in Nelson Road was only between 12.5m and 16m. This separation was considered substandard and resulted in an overbearing, dominant and intrusive form of development. As a result the scheme has been amended and now proposes a two storey development.

It must be noted that planning permission APP/16/00144 for a new community therapy room and pool was approved on 06/04/2016 and whilst it has not been implemented on site, it is currently still a valid permission. That development was single storey and the footprint of that approved building, located in the north east corner of the site, has approximately been re-used for the current revised two storey scheme.

(ii) Effect on application site and locality (including historic asset)

Hill Lodge is a non-designated heritage asset of local interest and its setting has already been transformed through the recent developments at the site. The amended design and scale with context plan show the proposed flats as set back behind the building line of the original building, making them subordinate to Hill Lodge. Level details have been provided showing that the finished ridge level would be lower than Hill Lodge and the symmetry and fenestration detail is considered to respect the setting of Hill Lodge. The conservation officer has raised no objection to the proposal and the development is not considered harmful to the historic asset and compliant with policy CS11.

It is considered that the scale, siting and use of same palette of materials as used in previous extensions is considered appropriate to complete the development of the site. The north eastern corner of the site is the last remaining area on the site that is underused and currently vacant. As an alternative development to APP/16/00144, this proposal would complete the development potential of the site and is likely to represent the final development before the site is considered over-developed. Future residents would share the existing grassed open space areas within the whole site and the main entrance has been located within the west elevation to facilitate this connection with the remainder of the site. The area around the TPO'd tree would also provide an amenity area easily accessible from the flats.

The approval granted under APP/16/00144 included a condition relating back to that granted under APP/13/01258 and relating to potential soil contamination concerns. In the interest of protecting future occupiers of the care home, it is considered appropriate to continue this approach in the current case.

(iii) Effect on neighbouring amenity

The amended two storey scheme has a separation of between 20m and 25m to the Nelson Road properties to the north. These properties are 3 storey and as such the Borough Design Guide SPD requires a 2 storey to 3 storey separation of 24m. Given that the layout now enables the existing mature mixed deciduous and evergreen tree and shrub screening on the embankment between the sites to remain, then it is considered that the separation provided is adequate to protect the occupiers of Nelson Road properties from any overbearing effect or harmful outlook. The internal layout has also sought to minimise any adverse impacts on neighbours privacy by providing the primary outlook with Juliette opening doors/balconies in the east, west and south elevations and not the north. It is noted that no new letters of objection were received from the Nelson Road residents following notification of the amended two storey scheme.

Third party concern has been raised over noise and litter from the site. However given the nature of the future occupiers this is not a relevant consideration on an established care home site. Notwithstanding this it is however noted that the retention of the existing embankment and tree screening should help to mitigate against any noise disturbance. The other dwellings to the south of the site in Bedhampton Hill are some distance away and screened by trees and boundary fencing, so although there would be a further intensification in the overall development of the site, the proposals are not considered to result in any detriment to the amenities of occupiers of nearby properties.

(iv) Highways and parking

The Highway Engineer has not objected to the proposal. The future occupiers would not be drivers or car owners and hence on site parking provision is based on staff and visitors only. The development would result in the loss of the area that is currently used for informal parking but formalises a parking layout with 6 spaces and a cycle store area. This is considered a reasonable and practical provision to serve 7 supported living flats.

Third party objections have raised concern about contractor vehicles in the highway and general parking overflow onto Bedhampton Hill Road. However it is noted that there are no yellow lines outside the site and therefore no restrictions on the use of this adopted highway. Environmental Health standard Informative's can be added about hours of work, bonfires at, but contractors vehicles on the highway are not a relevant planning consideration.

(v) Trees

There is a protected Horse Chestnut tree on the eastern boundary of the site and the proximity of the development has been considered in the revised Arboricultural Assessment and Method Statement - this report makes recommendations to protect the trees to be retained by using piled foundations, barriers etc. Provided the works specified in the Methods Statement are adhered to, which can be conditioned, then there should be no adverse impact on the trees. The Council's Arboricultural Officer raises no objection to the amended plans.

(vi) Ecology

The site lies within 5.6km of Chichester and Langstone Harbour, which is designated a

Special Protection Area for over-wintering birds, and hence an Appropriate Assessment is required to consider the potential impacts on a Habitats Site. Supported living accommodation is considered to still have a potential impact on the SPA as residents could still visit the foreshore etc for recreation.

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. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment.

The appropriate Unilateral Undertaking has been sent to the applicant seeking the appropriate financial mitigation contribution for the 7 No 1 bed units of £2,496.96, including monitoring and admin fees. These monies have been received, together with the signed and dated Unilateral Undertaking. Therefore the proposal is considered to have sufficiently mitigated against the potential recreational impacts of the development.

With respect to other on site biodiversity measures, given the extant permission for a development of the same footprint, it is not considered necessary to request a full BMEP, but it would be reasonable to seek some bird and bat boxes to be installed on site - this can be conditioned. The amended plans also retain the embankment and existing tree screen and this area would be of some ecological value and its retention compared to the original scheme a positive gain.

(vii) CIL

It is considered that as a Supported Living accommodation with disabled facilities then the development meets the criteria of Extra Care Housing set out in the Council's charging schedule and as such is exempt from any CIL levy.

8 Conclusion

This amended proposal utilises an approved footprint for an alternative two storey development for 7 No supported living flats. This would complete the intensification of the built form within this site, including numbers of residents and associated staffing. This proposal is considered to maximise the use of the site and is likely to represent the final development before the site is considered over-developed. However it would contribute to the Council's supported living housing needs and the amended layout has had regard to the impact on neighbours and the protected tree on site. On balance the proposal is considered acceptable and recommended for conditional permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01206

(A) 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:

Design & Access Statement amended January 2019

Arboricultural Assessment & Method Statement by Barrell dated 25th January 2019 13201-AIA8-PB

Tree Protection Plan by Barrell 13201-BT8 on Council's website dated 29 January 2019

Site Layout Plan 18/2000/P01 Rev F

Block Plan 18/2000/B01 Rev A

Elevations 18/2000/P04 Rev G

Context Elevation 18/2000/P03 Rev C

General Arrangement - Ground, First and Roof plans 18/2000/P02 Rev D

Landscaping & Drainage Proposals 18/2000/LD01 Rev C

Plant Schedule 18/2000/LD02 Rev C

Contractors working area 18/2000/W01

Agents email dated 7 March 2019 re parking

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified on the hereby approved plans and match, in type, colour and texture, those of the existing development on the site so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed works shall be carried out in accordance with the Arboricultural Assessment and Method Statement by Barrell dated 25th January Ref 13201-AIA8-PB and the Tree Protection Plan by Barrell Plan Ref 13201-BT8 on Council's website dated 29 January 2019.

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 National Planning Policy Framework,

- 5 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report prepared by Soil and Environmental Services (SES) Ltd ref SES/JNPDIL/HL/1#1 received 17 December 2013 in association with discharge of condition application APP/13/01258 shall be adhered to.

Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policies DM10 of the Havant Borough Local Plan

(Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

- 6 The development shall not be brought into use until the 6 additional spaces for the parking of cars, and cycle storage area as shown on the hereby approved site layout plan have been provided within the site, surfaced and marked out in accordance with the approved details. 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The hereby approved development shall only be occupied by persons requiring 'supported living' and receiving support from staff on the wider care home site.
Reason: To accord with the terms of the application with limited on site parking as such future tenants do not own vehicles, in the interests of highway safety and amenity having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 Notwithstanding the approved landscape plan 18/2000/LDO1 Rev 3, the existing embankment trees and shrubs to the north of the hereby approved building shall be retained and maintained at all times to a minimum height of 3 metres and to a standard consistent with good arboricultural practice. The ground cover in this area shall be retained as a naturalised wildlife area at all times. Any trees or shrubs retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees or shrubs of similar size and species..
Reason: To ensure the maintenance of screening to the site in the interests of neighbour amenity; and in the interests of biodiversity having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 9 The works hereby permitted shall not be occupied unless or until the development has erected a minimum of two bat roosting units and two bird nesting units within the site in regards to securing ecological mitigation and enhancement measures in accordance with Conservation Regulations. The boxes shall be retained as such thereafter.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework.
- 10 The soft and hard landscaping works shown on the hereby approved plan 18/2000/LD01 Rev C and supporting Plant Schedule 18/2000/LD02 Rev C shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.