

Recommendation: **GRANT OUTLINE CONSENT**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM23	(Sites for Brent Geese and Waders)
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, Havant Borough Council

Further Comments:

No objection to the tree removals as outlined in the arboricultural report dated 11/7/18 and subsequent tree protection plan. The trees to be removed are poor quality specimens not suitable for retention. My concern relates to the mature Sycamore in the neighbouring property 20 The Mallards and adjacent to the private road. Providing this road isn't going to be upgraded I have no comment, but if there will be changes made, details of this will need adding to the Arboricultural report to ensure the roots will not be damaged.

Officer Comment: *At this stage no alterations to the access are proposed.*

Original Comments:

Having been to site I feel that we require an AIA so as to make an informed consultation for the application.

Building Control, Havant Borough Council

The proposed access for the dwellings would not comply with requirement B5. Further details will be required to ensure compliance can be achieved.

Bin storage to be provided for each plot.

Officer Comments: *Having discussed with Building control Officer this issue could be addressed by installation of sprinkler systems - an informative is recommended.*

Community Infrastructure Officer

A unilateral undertaking will be required for the Solent Recreation Mitigation Strategy Contribution, and the team instructed to issue the relevant documentation. See the Havant Borough Council Developer Contributions Guide for additional information. www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide.

Officer Comment: *Payment and Agreement completed.*

CIL payable on receipt of reserved matters or a full application subsequent to decision.

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

Southmere Farm does not contain any statutory listed buildings on the site and is a

considerable distance from the Langstone and Mill Lane Conservation Areas. I estimate the barn to be of mid C19 date. It appears on the 1870 edition of the OS Map, as an L shaped structure forming part of the Southmere farmstead. The structure itself is in a reasonable condition, however, it has undergone many alterations and does not retain much of the original structure. Most of the timber framing appears to have been altered in the 20th century and a number of the windows are modern insertions. The slates on the roof are also artificial. I therefore conclude that the barn has some intrinsic character, but I do not consider its significance such as to accord it the status of a local undesignated heritage asset requiring retention and adaptation.

It should also be noted that the other buildings on the site are of no heritage value largely due to their age and design. In terms of heritage considerations, I therefore have no objections to the scheme.

Countryside Access Team

No comments received

County Ecologist

Further Comments:

The application is accompanied by a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey (Arbtech, May 2018), a Water Vole Survey (Arbtech, June 2018) and a Bat Survey - Emergence and Re-Entry (Arbtech, June 2018).

The site comprises a collection of dilapidated farm buildings within a typical yard containing areas of bare ground, rough grassland and low scrub. The site is adjacent to a wooded stream corridor. Based on the results of an initial site survey, further surveys were carried out to assess the presence of roosting bats. Three surveys undertaken in the peak bat survey season recorded no bats roosting within the farm buildings and it is concluded that roosting bats are not currently present. A survey of the stream corridor adjacent to the application site recorded no evidence of current water vole activity – the stream remains highly suitable and this species is known to occur further north in Langstone. The farm buildings support several barn swallow nests and a barn owl roosting site is present within one building.

The proposal would entail a net increase in residential dwellings within proximity to Chichester & Langstone Harbours SPA/Ramsar and therefore would be required to contribute towards the SRMP.

Overall, the site has been subject to a suitable level of ecological survey and I am confident that the potential constraints are understood to a good degree. If you are minded to grant permission can I suggest that a site-wide ecological mitigation and enhancement strategy is secured by condition.

Prior to the commencement of development works an Ecological Mitigation and Enhancement Strategy shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to protected species; details of measures to protect and enhance protected habitats; details of ecological enhancement measures. All ecological mitigation and enhancement features shall be permanently retained and maintained in a condition suited to their intended function. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Original Comments:

I note that further ecological surveys (in respect to roosting bats) are required. These surveys should be completed and the results used to inform ecological mitigation measures prior to determination.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

County Minerals

No comments received

Crime Prevention -Minor Apps

No comments received

Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the public foul and surface water sewers 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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. 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 <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that

arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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 sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Environment Agency

Final Comments:

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the Revised Flood Risk Assessment (July 2018) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (July 2018) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 5.0m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Advice to LPA

The proposed development site mainly lies within Flood Zone 1 and is therefore considered to have a low risk of river and sea flooding.

According to the Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment; the primary source of flood risk is from the sea. The potential tidal flood

levels over the development lifetime (100 years for residential development) are estimated at 4.4mAOD for Langstone. The FRA states that the proposed development will have finished floor levels set no lower than 5.0mAOD. This provides 600mm freeboard above the 2115 extreme tide level.

According to the PUSH Strategic Flood Risk Assessment, the secondary source of flood risk is from fluvial sources. The Langstone Mill Channel forms the western boundary of the development site. The western extent of the development site falls within Fluvial Flood Zone 3. The National Planning Policy Framework (NPPF) defines Flood Zone 3 as being land assessed as having a 1 in 100 or greater annual probability of river flooding. The 2008 Havant Flood Mapping Study estimates that 1 in 100 year fluvial flood level could reach approximately 4.4mAOD. The 2008 Havant Flood Mapping Study does not include an allowance for climate change. However, the FRA states that the proposed development will set finished floor levels no lower than 5.0mAOD. This provides 600mm of freeboard; we deem this sufficient to account for uncertainty in future fluvial flood levels at this site.

Further Comments:

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to

1. Consider flood risk from all sources.

Advice to planning liaison and consultees

The FRA does not consider fluvial flood risk from Langstone Mill Channel which lies to the West of the development site. The FRA should include site-specific fluvial flood levels for the site which take the impacts of climate change into account.

The Environment Agency can provide this detailed information from our computer river models. Our product 4 package of information can be used to help you complete your flood risk assessment. You can request a Product 4 free of charge by contacting our Customer and Engagement team: SSDEnquiries@environment-agency.gov.uk. To ensure the correct data is provided, you should attach a map showing the site boundary and a grid reference or postcode.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this.

This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Original Comments:

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reasons

The application site lies within Flood Zone (2 or 3) defined by the Environment Agency Flood Map as having a (medium or high) probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development is proposed in such locations. An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risk resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our objection

You can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Highways Engineer, Development Engineer

Original Comments:

The principle of building three houses is acceptable and gives the developer an opportunity to help the local community of Langstone by creating a pedestrian/ cycle link to the definitive Southmoor footpaths to the west of the site.

Further Comments:

It was meant to be a suggestion and if the Developers does not want to offer the opportunity that is the end of it and Highway Authority updated response is "no adverse comment on the application"

Langstone Harbour Board

No comments received

Local Lead Flood Authority HCC

As this application relates to a site which is less than 1 hectare in size, there is no need for us to comment on it at this time. However, please direct the applicant to our website

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> for further information on recommended surface water drainage techniques.

Also, please note 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 of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found here

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/change-watercourse>

Natural England Government Team

Comments re Draft Appropriate Assessment

Thank you for consulting Natural England on the Appropriate Assessment for the above application. Our responses dated 25th July (consultation number 252091) and 9th May (consultation number 244753) still stand.

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Further Comments on Planning Application:

Thank you for consulting Natural England on the additional information submitted for the above application. Our response dated 9th May 2018 (consultation number – 244753) still stands.

We recommend that a Biodiversity Mitigation and Enhancement Plan is submitted and agreed with the Hampshire County Council Ecologist. This should include both mitigation and enhancement measures during construction and post-construction to ensure habitats and species are protected and enhanced, and net gain in biodiversity is achieved.

Natural England encourages all new development to 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.

Original Comments:

No Objection - Subject to Appropriate Mitigation being Secured

This application site is within 5.6km of the Chichester and Langstone Harbours SPA and will lead to a net increase in residential dwellings. Natural England is aware that Havant Borough Council has adopted planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP) Definitive Strategy.

Provided that the applicant is complying with this policy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

The development site is also immediately adjacent to a site (H27) classified as a 'Secondary Support Area' in the forthcoming update of the Solent Waders and Brent Goose Strategy. It is important for brent geese and curlew. Brent geese are a qualifying feature of the aforementioned SPA. As a precautionary measure, we recommend that the following condition is appended to the planning permission:

- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

With the above mitigation in place, Natural England has **no objection** to this application.

Biodiversity Mitigation and Enhancement Plan

Please note we have not assessed the application and associated documents for impacts on protected species. Natural England has published Standing Advice on

protected species. Standing Advice is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions not covered by our Standing Advice, or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

In order for your authority to be assured that the proposal meets the requirements of the standing advice and the additional requirements for biodiversity enhancement as set out in National Planning Policy Framework paragraphs 7, 109 and 118, 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.

It is noted that no ecological assessment has been submitted with the application and we would recommend that the HCC Ecologist is consulted in the first instance to identify the scope of the BMEP required for this development.

Provided an HCC approved BMEP is received and secured by any permission then your authority may be satisfied that it will have met its duties under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', and in relation to European Protected Species Regulation 9(3) of The Conservation of Habitats & Species Regulations 2017.

Natural England recommends that biodiversity enhancements are included in the development proposals, such as planting native trees including fruit trees within gardens, native hedges and the provision of bird (eg house martin, swift) and bat boxes of a design that is incorporated into the fabric the new buildings.

Please note that provided the HCC Ecologists' are satisfied with the submitted BMEP and the full implementation of the plan is secured by any permission then no further consultation with Natural England on this aspect of the proposal is required. In the event that a BMEP cannot be agreed with the applicant then Natural England should be re-consulted on the proposals so that we can reconsider our advice.

Open Space Society

No comments received

Public Spaces

No comments received

Southern Gas Networks - stage 1

There are high pressure pipelines in the vicinity of your proposed work area. SGN formally object to this planning application until such time as a detail consultation has taken place.

For your safety, it is essential that no work or crossing of this high pressure pipeline is carried out until a detailed consultation has taken place.

This response is for initial/scoping out work only. This response does not give permission to undertake any work.

When works on site are due to start, another request for information and updated

maps must be made via our online system as a 'planned works' enquiry.

Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On some occasions maps may be sent that do not contain any gas pipes, this is due to the location of your proposed work area within our depot/office boundaries. Please note there may be additional gas pipes (low pressure, medium pressure, etc.) shown on the mains record.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

There should be no mechanical excavations taking place above or near the gas main. You should confirm the exact position of the main using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Officer Comment: *An Informative in relation to the need for the applicant to contact SGN is recommended. The planning officer has attempted to contact SGN to establish any further requirements without success during the consideration of the application. Notwithstanding this, the information supplied with the consultation response indicates that there are no high pressure gas pipelines or associated buffer zones affected by the development, and the only gas infrastructure that lies within the site is beneath the access drive which is not proposed to be altered as part of the application.*

Waste Services Manager

No comments received

Hampshire Biodiversity Information Centre:

Within 50m protected or notable species - Pipistrelle Bat species roost.

Environmental Health:**Further Comment:**

If the farm building is anything other than a residential farmhouse which stands apart from the operational yard / complex - then I would conclude that ground quality is material and should be demonstrated to be suitable. I've no problem with addressing by means of conditions.

Original comment:

Farm complexes (storage buildings, workshops, and yard areas) are typically associated with contamination. Open land is not a big concern unless there's some information available suggesting local waste disposal-, or a temporary contaminative storage / process use has occurred.

it may be safest to condition as a precaution - the recommended wording allows for discharge based upon a low standard of evidence (potentially just a desk study) if that is sufficient to demonstrate risks to be acceptable.

Recommended wording would be that which I usually ask for – reproduced below:

Contamination (Standard) [1]

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

Contamination (Standard) [1]

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - . All relevant previous uses of the site
 - . Potentially significant contaminants associated with those uses
 - . Uncertainties relating to previous use or associated potential contaminants
 - . A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - . A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- . appropriately considered remedial objectives,
- . an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- . clearly defined proposals for mitigation of the identified risks.

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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk [...]

Verification (Standard) [2]

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition [X] 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, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan 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], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 15 letters with 18 names objecting or raising concerns in relation to the application including from Langstone Village Association and Langstone Residents Association. 1 letter of Comment (from Tenant Farmer)

Comment	Officer Comment
Concerns over childrens safety given relationship to watercourse and farming activities/animals and equipment.	A condition in relation to boundary treatments is recommended.
Opposed to application until conditions included which ensure suitable locations for alternative outbuildings for storage of equipment to farm G1 Agri land Southmere Field.	See part 7
Importance for current/future farmers trying to maintain Agri land recently rejected for development because of ecological importance, being vital gap within context of Mill Lane Conservation Area.	See part 7 It is considered that farming of the meadow could continue to take place.
Planning app and future maintenance of Southmere Field inextricably linked, infrastructure vital to maintain agreed levels of Agri management.	See part 7
Height and proximity of new devt. in relation to existing houses in The Mallards a major concern. Important new buildings do not exceed existing building line and have detrimental impact on privacy of current houses.	See Part 7
Most concern plot 3 - orientation means windows of living rooms including bedrooms will overlook 17, 19, 21 and 23 and their gardens.	See part 7
Loss of privacy	See part 7
Trees removed important remaining trees remain - habitat for flora and fauna.	Ecological impacts assessed.
Southmere Field G1 Agri land - important site for environment & wildlife and green corridor to SSSI areas. Hope development does not hinder continued maintenance of this.	See part 7
Stream also very important habitat for many species including kingfishers, water voles, newts, bats and owls.	Noted and ecological consultations and advice obtained
Encouragement of cycle link not appropriate for existing infrastructure.	This is not part of this planning application
Farm buildings importance for agricultural activity	See part 7
Barns and older properties better for birds than modern buildings	Ecological enhancements secured via condition.
Farm buildings integral part of ecosystem of farmyard in the countryside.	Ecological enhancements secured by condition
the owl, swallows, sparrows, wood pigeons, collared doves, peasannts and magpies and other wildlife all frequent Southmere and visit our	Assessment taken place. See part 7

gardens. Many over-winter or shelter there. Its their habitat.	
Working farmyard to be destroyed to build houses in a flood zone.	Impact on FZ assessed
This is the countryside. already water meadows, part of River Lavant flood plain covered with car parks and buildings by Technology Park.	This application has been assessed on its own planning merits. In planning policy terms, the site lies within the defined urban area where new development is encouraged to be concentrated.
Other developments in the area around the harbour - impacts on habitats	Assessed on own planning merits
Harbour water unsafe, The Mallards Houses in floodzone.	Assessed on own planning merits
Increasing traffic congestion within The Mallards area	There is no objection to the proposal from Development Engineer
Loss of rural atmosphere	Noted; however in planning policy terms, the site lies within the defined urban area where new development is encouraged to be concentrated.
Loss of privacy to all surrounding properties.	See part 7
Lead to farm being unviable - loss of farmers livelihood	See part 7
Upgraded cycle route laudable but unrealistic as would not link to existing cycle routes without significant investment from local authority in upgrading to cycle paths the existing public footpaths alongside the Stream up to A27 pedestrian tunnel to Tesco	Not part of application
No objection if replacement farm buildings for current business included.	Noted, but not part of current planning application
Request no decision taken that will in any way restrict farming activities undertaken by Colin Hedley	Application needs to be considered on own planning merits
Object strongly to lack of parking provision in outline plans as private road and narrow access will exacerbate current parking problems of residents in The Mallards. If access via private road, all visitors and service vehicles will park in The Mallards adding to the problem.	Parking meets Councils Parking Standards SPD requirements
History of farm provided.	Noted
Difficult to respond to application without it being accompanied by detailed plans showing sufficient alternative accommodation for tenant farmers future use. Understand would need to keep agri vehicles in secure storage and a hay pole barn.	See part 7
NPPF states Planning policies should promote development and diversification of agricultural and other land-based rural businesses.	Noted

If permission granted for housing an option might be for one large property, possibly divided into flats to allow retention of 160 year old timber barn which could be put to a number of uses.	This is not the application under consideration
Local community needs to be satisfied that should this application be approved there will be a condition attached to ensure suitable alternative outbuildings in place before existing agri buildings demolished.	It is not considered that such a condition could be justified in planning terms.
Look to Planning Authority to ensure no decisions are taken which could compromise the farming activities presently carried out by Colin Hedley: Crucial to well-being of Southmere field that the existing grazing regime be maintained	It is not considered that this can be a determining factor in relation to the planning application. See part 7
Loss of barns would seriously impact environmental sustainability of Southmere field which is an important adjunct to Southmore SSSI and part of the Three Harbours beef grazing regime. Provides high quality grass for the cattle which graze spring and an annual hay crop. Field also important part of green corridor between Portsea island and Emsworth which is valuable carbon sink for traffic on A27	No objections have been received from Natural England or Councils Ecologist. See part 7
Loss of morning light to 17 The Mallards	See part 7
Reduction in value of my property	This is not a material planning consideration
Overlooking/loss of privacy	See part 7
Will now have to look into their property - outlook will dramatically change	There is considered to be an acceptable relationship between dwellings
Object to Development Engineer consultee comment re creating pedestrian / cycle link. Access to development private drive and there is no intention to create pedestrian / cycle link to Southmore footpaths. Creation of link would materially adversely affect privacy of all users of the private drive as well as putting significant risk to viability of farming at Southmere field. Already access to Southmore footpaths through Mill Lane which can be used by pedestrians. Public footpaths would need to change status and character of routes would change with urban surfacing.	Noted, not part of planning application.
Observed rare wildlife in proposed development area including water voles, curlews, kingfishers, bats and barn owls. Strongly urge appropriate provision be made during development process to protect this rare wildlife and maintain habitat to greatest extent possible.	Condition in relation to ecological requirements recommended
Parking needs to be adequate and restricted to existing farm house or newly developed houses.	Private road currently gated, this is a matter for the owners
Appropriate security measures to ensure control of access to development site during construction	Private road, this is a matter for the owners

period and post-completion when residents occupy proposed dwellings.	
Subject to addressing above points we currently have no major objections to proposed development.	Noted
High value local community places on Southmere Field, its environmental and ecological benefits for the area and the contribution made by farmer in maintaining this superb asset.	Noted See part 7
Officers of Association (Langstone Residents Association) have consulted Mr Hedley and established he wishes to continue his business and to use the land. To facilitate activities of grazing cattle, harvesting hay and protecting diverse eco structure he needs modest, secure accommodation and some hard standing.	Mr Headly has submitted comments to agent - forwarded to HCC (see below)
Langstone Residents Association, together with other community groups, would feel able to support the outline application provided it is modified to include provision of appropriate facilities to enable farming activity to continue.	This does not form part of this application.
Assume current application to establish principle of Change of Use and building outlines are purely illustrative. Zone alongside Langbrook Stream where building not possible. This area could be where Mr Hedley's requirements could be met or to south of proposed site (site of former buildings)	Application includes consideration of layout at this stage.
LRA no wish to frustrate ambition of Landowner, but feel strongly about ensuring survival of a farming heritage, which has looked after southmere Field for centuries. Urge you to consult the applicant with the objective of securing a modification to the scheme to include some building provision needed to ensure the long term survival of this special landscape, which is Southmere Field.	There is no current application for alternative farm buildings. the current application must be considered on its own planning merits.
Confirm my activities at Southmere now very definitely a hobby rather than a livelihood. There is no truly commercial future for the farm and my full time career as environmental adviser to the farming industry has provided the vast majority of my income for many years. With my family having worked the land for over 50 years, I am please to say we have a very good relationship with our landlord who is also the developer. They have kept us consulted at all stages and have made provisions for me to continue haymaking on the field for foreseeable future. I am keen to do this and believe that the grazier at Southmoor will want to graze his cattle on the field in the autumn and spring which will keep the sward well maintained.	Comments noted - see part 7

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on agriculture and loss of existing farm buildings
- (v) Flood risk and drainage issues
- (vi) Impact on ecology
- (vii) Impact on trees
- (viii) Other matters
- (ix) Developer contributions

(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 development would result in the removal of farm buildings at the site including a large barn, the loss of these buildings are considered separately in (iv) below. The site has modern residential properties to the north in The Mallards and an older farmhouse building to the east. To the west is Langbrook Stream and substantial tree screening. The site can be viewed from the field to the south and from the South-east across the field from Langstone Road.

From the south and south-east the properties would be viewed against the backdrop of existing residential houses. The application is in outline form, however, the layout, scale and access arrangements are to be considered at this stage. The buildings are detached dwellings with 4 bedrooms and it is considered that this arrangement is appropriate in the context of the large detached dwellings in mature plots that are a feature of The Mallards. The final appearance of the dwellings and landscaping would be matters for consideration at the Reserved Matters stage and it will be important to ensure that good quality materials are used for the development.

Access would be via an existing private drive from The Mallards, this is currently a gated access serving both Southmere Farmhouse and the existing farm buildings.

Overall the proposed dwellings are traditional in design and are considered to appropriately respond to their context. Subject to materials and appropriate landscaping it is considered that the proposed development would have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

With regard to the impact on residential amenity, the main impacts are considered to be to Southmere Farmhouse (No.20 The Mallards), and No's 15 and 17 The Mallards.

Southmere Farmhouse is located to the east of Plot 1 and has a garage which would be retained in front of the proposed garage to Plot 1 when viewed from the south. The

property has a first floor window and a ground floor window facing the application site. Based on the indicative elevations, the Plot 1 dwelling would have a secondary small lounge window at ground floor level facing Southmere Farmhouse. The new dwelling would be set approximately 6.5m from the eastern boundary with the proposed single storey garage building set closer. The relationship between these dwellings is considered acceptable.

No.15 The Mallards is set to the rear of Plot 1. This property is effectively aligned such that the flank wall faces Plot 1. There are two windows in No.15 facing Plot 1, a small first floor obscure glazed window and a larger ground floor window that faces the existing boundary wall. The two storey element of Plot 1 would be set approximately 11m from the common boundary and between approx. 12.5 and 15 m from No.15. This exceeds the 10m separation required between facing development and flank walls in the Havant Borough Design Guide SPD 2011. Plot 1 would have three first floor windows in the rear elevation (bedrooms and en-suite). There would be some additional overlooking to the rear of No.15, however, this would be mainly from one bedroom window and it is not considered that the impact would be sufficient to warrant a refusal of planning permission. It is also noted that concern has been raised from 9 the Mallards, however, this house would be set some 25m from the rear of Plot 1 and be at an angle to the nearest proposed first floor window, this relationship is considered acceptable.

Whilst Plots 1 and 2 would be to the south of No.15, given the separation distances and limited south facing windows in No.15 it is not considered that light would be unacceptably impacted by the proposed development.

No.17 the Mallards would be set closest to Plots 2 and 3. This property mainly faces east west, however there are four ground floor and 1 first floor window facing the application site, and there is also a rear conservatory to No.17. Plot 2 at two storey height would be set approximately 11m off the common boundary (a wall) and Plot 3 would be approximately 14m off. The first floor windows to plot 3 have been amended to reduce the potential for overlooking to the rear garden of No.17 such that there is now 1 first floor bedroom window and 1 obscure glazed en-suite window facing No.17.

Plot 2 would have three bedroom windows and a bathroom window facing No.17, this would not significantly impact the private rear garden of this property but would face the ground floor windows of No.17. The windows in No.17 at ground floor level appear to relate to a kitchen/dining area and workshop. On balance it is considered that the relationship between proposed and existing development is acceptable as amended during the course of the application and would not result in an unacceptable element of overlooking. In relation to light whilst the new dwellings would be to the south of No.17, given the set off to the common boundary, this is not considered to be sufficient to warrant a refusal of planning permission..

In relation to the impact on neighbours amenities, it is noted that the existing farm use of the application site would cease and the existing buildings, farm animals (cattle, goats and turkeys) and agricultural machinery and activity would no longer operate adjacent to the residential properties. Whilst it is recognised that these are long established impacts, it is considered that smell, noise, and activities related to the agricultural use can, in themselves have a negative impact on residential amenities. Overall, the development is considered to have a limited and acceptable impact on residential amenity.

(iv) Impact on agriculture and loss of existing farm buildings

The existing site includes a barn of some historic interest and this has therefore been assessed in terms of its character and appearance by the Councils Conservation Officer. The building is not listed. The Conservation Officer concludes in relation to the main barn that:

The structure itself is in a reasonable condition, however, it has undergone many alterations and does not retain much of the original structure. Most of the timber framing appears to have been altered in the 20th century and a number of the windows are modern insertions. The slates on the roof are also artificial. I therefore conclude that the barn has some intrinsic character, but I do not consider its significance such as to accord it the status of a local undesignated heritage asset requiring retention and adaptation.

None of the other buildings on site are of heritage value and the Conservation Officer concludes that he has no objections to the scheme.

In relation to the loss of the farm buildings and their use it is recognised that much concern has been raised both on behalf of the tenant farmer and the farming operations on Southmere Field to the south of the site. There are no current applications in relation to new farm buildings, however the decision in relation to this planning application would not preclude such an application coming forward.

The tenant farmer has commented on the current application and he confirms that his operation is now very definitely a hobby rather than a livelihood and that there is no truly commercial future for the farm.

In relation to the field itself, the tenant confirms that the landlord has made provisions for him to continue haymaking on the field for the foreseeable future which he is keen to do and he believes that the grazier at Southmoor will want to graze his cattle on the field.

This planning application has to be considered on its own merits and it would appear, when having regard to the representations that have been received from the tenant farmer, that the adjacent field has every prospect of continuing to be used for agricultural purposes. It is not considered that there is any appropriate means of refusing a planning application in terms of the loss of the existing farm buildings.

(v) Flood risk and drainage issues

The application is supported by a flood risk assessment and further information in relation to this matter to meet Environment Agency requirements was submitted during the course of the application. In relation to flood risk a small section of the site along the western site boundary is shown as Flood Zones 2 and 3 and The Environment Agency have therefore been consulted in relation to the development. Subject to a condition in relating to floor levels being set no lower than 5.0m AOD. The Topographical Survey shows existing levels mainly between 4.7 and 4.8m AOD. The proposed floor levels being conditioned at 5.0 AOD is therefore considered acceptable and appropriate to prevent flood risk and to ensure an acceptable relationship to neighbouring properties.

In relation to foul and surface water drainage a condition is recommended to secure an appropriate scheme.

(vi) Impact on ecology

The application site is in a sensitive location close to the statutorily designated sites of Langstone and Chichester Harbour (SPA, SSSI, RAMSAR etc) and also adjacent to the Langmead Stream. Concern has also been raised by third parties with regard to protected species. The application was accompanied by a preliminary ecological assessment including a roost assessment. Natural England and the Council's Ecologist have provided consultation responses as set out above.

With regard to the impacts of the development on the European sites, 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 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, as follows:

From 1 April 2018, the ('Definitive') Solent Recreation Mitigation Strategy SRMS applies to new residential development as approved by Havant Borough Councils Cabinet on the 7th February 2018. The Strategy uses a sliding scale to calculate the SRMS contribution for new residential development built within 5.6km of the coastline. As such, the contribution is now calculated based on the number of bedrooms per individual dwelling. In this case, the proposal is for 3 No. four bedroom dwellings. This would require a financial contribution of:

$£749 \times 3 = £2247$

Total £2098 plus 5% monitoring fee of £112.35 = £2359.35 + Administration fee of £20 such that the total contribution required is £2,379.35.

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 applicant indicated a willingness to enter into a legal agreement to secure the mitigation package, and this contribution has been paid with the appropriate unilateral undertaking.

Natural England have confirmed that they have no objection to the proposals subject to appropriate mitigation in relation to potential recreational impacts on the SPA (now secured) and they also recommend that a Biodiversity Mitigation and Enhancement Plan is submitted and agreed with the Hampshire County Council Ecologist. This should include both mitigation and enhancement measures during construction and post-construction to ensure habitats and species are protected and enhanced, and net gain in biodiversity is achieved.

The County Ecologist has considered the proposals including surveys in relation to bats, water voles and has assessed the impacts of the proposals. Subject to the imposition of an appropriate condition to secure the Ecological Mitigation and Enhancement Strategy no objections to the proposals are raised.

It is concluded in relation to ecological impacts that subject to a condition and following the SRMS contribution the proposal can be supported.

(vii) Impact on trees

The impact on trees has been assessed by the Councils Arboriculturalist following the receipt of further information from the applicant. The trees to be removed are of poor quality and are not considered suitable for retention. A condition in relation to any works to the access and potential impact on trees is recommended as a precautionary measure to ensure that there are no harmful impacts on a mature sycamore tree in The Mallards.

(viii) Other matters

The site has a long established use for agricultural buildings and farm uses. Environmental Health Officers have recommended conditions in relation to potential contamination investigation to ensure that potential impacts to new residents are assessed and mitigated.

(ix) Developer contributions

In relation to CIL, the application is in outline and the floorspace of the units has (on which CIL contributions are based) not been finalised at the outline stage. An informative in relation to CIL being required at Reserved Matters stage is recommended.

8 **Conclusion**

In conclusion, the proposed development within the built up area is considered acceptable in principle. The impact on the character and appearance of the area and on the amenities of existing residents has been considered in detail and is considered acceptable.

The development would result in the removal of farm buildings still in use, however, it is not considered that the loss of these uses could justify the refusal of planning permission and it is noted that the agricultural use of adjacent land can still take place.

Flood risk and impacts on ecology can be appropriately addressed by conditions and contributions. Finally contamination issues can be considered and mitigated by the imposition of suitable conditions.

Planning permission can therefore be recommended in relation to the proposed development.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/18/00380 subject to the following 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.

- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the appearance and landscaping.

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:

Location Plan Drawing No. 105
Site Plan Drawing No. 101 Rev C
Plot 1 Plans, Elevations Drawing No. 201
Plot 2 Plans, Elevations Drawing No. 202 Rev A
Plot 3 Plans, Elevations Drawing No. 203 Rev A
Garages Elevations and Floor Plan Drawing No. 204 Rev A
Topographical Land survey Drawing No. JOB-18520
Arboricultural Development survey 11 July 2018
Tree Protection Plan July 2018
Planning, Design, Heritage and Access Statement April 2018
Flood risk Assessment July 2018
Preliminary Ecological Appraisal and Preliminary Bat roost Assessment Survey Issue 1.5
Bat Survey - Emergence and Re-Entry Issue 3
Water Vole Survey 18th June 2018

Reason: - To ensure provision of a satisfactory development.

- 4 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 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 approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the

nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
- 2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future occupiers or the environment.

- 6 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 5 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, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

- 7 No development shall take place until 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.

- 8 No development shall take place until 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: To ensure that flood risk is addressed whilst minimising the impacts on adjaacts on adjacent residential properties having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No development hereby permitted 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, 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.

- 10 Prior to the commencement of development works an Ecological Mitigation and Enhancement Strategy shall be submitted to and approved in writing by

the Local Planning Authority. This shall include details of measures to avoid harm to protected species; details of measures to protect and enhance protected habitats; details of ecological enhancement measures. All ecological mitigation and enhancement features shall be permanently retained and maintained in a condition suited to their intended function.

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) 2011.

- 11 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird over wintering period 1st October to 31st March inclusive.

Reason: To ensure that disturbance to protected species themselves a qualifying species of the Special Protection Area is avoided and having due regard to policy CS11 of Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act and the National Planning Policy Framework.

- 12 The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (July 2018) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 5.0m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 14 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 Prior to the occupation of the development hereby permitted details of bin storage and collection points shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.
Reason: To ensure adequate waste storage and collection facilities in the interests of amenity having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 17 No alterations to the existing metalled private road vehicular access from Langstone Road to the dwellings hereby approved shall be carried out unless and until further details in relation to the alterations have first been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that any works are acceptable in relation to existing trees, gas infrastructure, flood risk and highway requirements and having due regard to policies CS11, CS15, CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 18 The dwellings hereby approved shall be constructed such that they contain no more than 4 bedrooms each at the time of their first occupation.
Reason: To ensure that the measures of mitigation put forward as part of the Appropriate Assessment of the development are appropriate for the size of the dwellings, and having due regard to Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the Conservation of Habitats and Species Regulations 2017.