



Havant
BOROUGH COUNCIL

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For: Hampshire County Council

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

Application Number: APP/18/00845

Site Address: Former Oak Park School, Leigh Road, Havant

Proposal: Variation of outstanding pre-commencement conditions 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 22, 23, 24 and 25 of planning permission APP/15/00303 (Havant Health and Well-Being Campus) by the addition of the words "With the exception of the minor access works and service yard shown on drawing no. 598-PL-103" at the beginning of the relevant pre-commencement conditions and removal of duplicated condition 16 to allow for early construction of minor access works and service yard.

Further to your application received on 29 August 2018, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development must be begun not later than 18th December 2018.

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:

Plans:

Minor Access Works and Service Yard Plans:

Location Plan Drawing No. 598-PL-104 Rev B

Proposed Site Plan Drawing No. 508-PL-101

Proposed Service Yard Area Drawing No. 598_PL-103 Rev A

Our Ref: APP/18/00845

Overall Plans

Site Location Plan Drawing No. CRM.1112.005.D.001
Site Boundary Plan Drawing No. CRM.1112.005.D.002
Proposed Site Plan Drawing No. 598-PL-101 rev C
Care Home & Supported Living (N) - Ground Floor Drawing No. 598-PL-200 rev C
Care Home & Supported Living (N) - First Floor Drawing No. 598-PL-201 rev C
Care Home & Supported Living (N) - Second Floor Drawing No. 598-PL-202 rev C
Extracare & Supported Living - Ground Floor Drawing No. 598-PL-203 rev C
Extracare & Supported Living - First Floor Drawing No. 598-PL-204 rev C
Extracare & Supported Living - Second Floor Drawing No. 598-PL-205 rev C
Care Home & Supported Living Roof Plan Drawing No. 598-PL-206 rev C
Extracare & Supported Living Roof Plan Drawing No. 598-PL-207 rev C
Site Layout - Elevation Key Drawing No. 598-PL-300 rev C
Extracare Elevations 1 Drawing No. 598-PL-301 rev C
Extracare Elevations 2 Drawing No. 598-PL-302 rev C
Hub Elevations Drawing No. 598-PL-303 rev C
Care Home Elevations 1 Drawing No. 598-PL-304 rev C
Supported Living Elevations - North Block 1 Drawing No. 598-PL-305 rev C
Supported Living Elevations - North Block 2 Drawing No. 598-PL-306 rev C
Supported Living Elevations - South Block Drawing No. 598-PL-307 rev C
Care Home Detailed Elevation Drawing No. 598-PL-308 rev A
Site Layout Section Key Drawing No. 598-PL-400 rev C
Extracare Cross Section through entrance Drawing No. 598-PL-401 rev C
Supported Living Cross Section + Site Edge (1) Drawing No. 598-PL-402 rev C
Supported Living Cross Section + Site Edge Drawing No. 598-PL-403 rev C
Extracare and East Boundary Section Drawing No. 598-PL-404 rev C
Campus Entrance View Drawing No. 598-PL-500 rev A
View from Lavant Drive Drawing No. 598-PL-501 rev A
View from Supported Living Balcony Drawing No. 598-PL-502 rev A
Landscape Proposals Drawing No. 7 rev B

Documents:

Minor Access Works and Service Yard Documents:

Planning Supporting Statement August 2018 as amended by updated paragraph 3.27 and Appendix A
Technical Note Service Area Drainage Strategy Doc Ref: A048-R04
Letter from Hampshire County Council providing further information in relation to use of the service yard dated 10th October 2018

Overall Documents

Design and Access Statement CRM.1112.005
Planning Statement CRM.1112.005
Statement of Community Involvement CRM.1112.005
Heritage Statement and Archaeological CRM.1112.005
Transport Assessment Report March 2015
Travel Plan July 2015
Preliminary Ecological Appraisal CRM.1112.005.EC.001
Arboricultural Impact Assessment March 2015
Addendum to Arboricultural Impact Assessment July 2015
Landscape and Visual Impact Assessment CRM.1112.005.R.L.002
Landscape Report CRM.1112.005 Rev A
External Lighting Scoping Statement 4th February 2014
Noise Impact Assessment CRM.1112.005.NO.R.001
Fire Strategy 21st July 2015
Energy Statement Ref 14599
BREEAM 2014 New Construction Multi-residential Pre-Assessment Report

Ref:14599 Oak Park
Code for Sustainable Homes Design Pre-Assessment
Employment and Skills Plan CRM.1112.005
NPPF: Flood Risk Assessment CRM.1112.005.HY.R.001.A
Drainage Strategy March 2015
Geo-Environmental Report CRM.1112.005.GE.R.001.A
M&E Environmental Services - Ventilation and Extraction Scoping Statement Project
No. 14599 5th March 2014
Utilities statement to support Planning Submission Project No. 14599 2nd March
2015
Affordable Housing Statement CRM.1112.005

Reason: - To ensure provision of a satisfactory development.

- 3 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed, including who will have responsibility for the drainage system after completion.

Reason: To safeguard the amenities of the locality and to ensure that surface water drainage is provided to an appropriate standard to avoid on and off site flood risk having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework and NPPF Planning Practice Guidance Flood Risk and Coastal Change.

- 4 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A the development hereby permitted shall not commence unless and until plans and a timetable for the scheduling of the works to the River Way Old Copse Road junction shown in principle on drawing No: A048-020/PO have been submitted to and approved in writing by the Local Planning Authority (in consultation with Hampshire County Council Highways). The approved works shall thereafter be carried out in accordance with the approved scheme and schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure safe and adequate access to the development having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A the development hereby permitted shall not be commenced until such time as a scheme to:

- Dispose of surface water from parking areas;
- Install oil and petrol separators;

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented and maintained as approved.

Reason: To ensure that the proposals provide adequate water quality protection measures having due regard to policies CS11, CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development including site clearance shall commence on the site until all trees / hedges, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837:2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting weldmesh.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A prior to the commencement of the development hereby permitted the developer shall submit details of the measures which will be undertaken to protect the public sewers during the development to the Local Planning Authority (in consultation with Southern Water). No development shall commence until the approval of the submitted measures and the development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of infrastructure having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A the development hereby permitted shall not commence unless and until details of the proposed means of foul water sewage disposal have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately drained and to mitigate flood risk having due regard to policies CS15, CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and 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.

- 11 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development has an acceptable impact on the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A the development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended soils from surface water run-off during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: The site is adjacent to the River Lavant. As such, there exists the potential for pollutants to enter controlled waters. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters. Having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation

to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

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

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

- 15 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 16 The removal of trees shown on drawing Ref: BTC779-TIP Rev A (Tree Impact Plan in relation to proposal to widen vehicular access) adjacent to the River Way/Old Copse Road junction shall not take place unless and until a scheme for replacement planting including details of the number, species and maintenance of such planting and the timing of its implementation and completion has been submitted to and approved in writing by the Local Planning Authority in consultation with Hampshire County Council.

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

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

- 17 The details of ecological enhancements previously approved under condition No.21 of planning permission APP/15/00303 shall be implemented prior to occupation and thereafter maintained in accordance with the approved scheme.

Reason: In the interests of nature conservation and to mitigate the impacts of the development having due regard to planning policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 18 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure including gates at access points, security features at

access points and acoustic fencing have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the use of the buildings has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework.

- 20 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until a scheme for protecting the proposed Nursing Home, Extra Care Flats and Supported Living Flats (and their external amenity spaces) from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority. Those buildings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers in the accommodation and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework.

- 21 With the exception of the minor access works and service yard shown on drawing no. 598-PL-103 Rev A no above ground construction works shall take place until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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

- 22 If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.

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 and the National Planning Policy Framework; there is a low risk of Contamination at the site that could, if present, pose a risk to future site occupiers, resulting from

historic uses of land or buildings.

- 23 The development hereby permitted shall not be brought into use until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality, site security and 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.

- 24 The development hereby permitted shall not be occupied unless and until details of specific measures that seek to ensure that the main vehicular route for employees, residents, visitors and deliveries to the site is via Crossland Drive, Old Copse Road and River Way are submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage the use of the most acceptable routes to the site in the interests of amenity and highway safety having due regard to policies CS16, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 25 The development shall not be brought into use until space for the loading, unloading, turning and parking of vehicles has 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 policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 26 The development hereby permitted shall not be brought into use unless a scheme for the provision of cycle parking has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To ensure that adequate and suitable cycle parking is provided on site to reduce the reliance on the private car in the interests of sustainable transport options having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Residential and Cycle Provision SPD 2016 and the National Planning Policy Framework.

- 27 Prior to the occupation of the Nursing Home hereby permitted a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 28 The development hereby permitted shall not be occupied unless and until secure pedestrian and cycle access points have been provided to Crossland Drive and Lavant Drive as shown in principle on drawing number 598-PL-101 Rev C in accordance with a detailed specification to be submitted to and agreed in writing by the Local Planning Authority in consultation with Hampshire County Council.

Reason: To ensure that the site is permeable to residents in the interests of sustainable development linking to public transport and wider cycle routes having due regard to policies CS1, CS16 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 29 The development hereby permitted shall be carried out in full accordance with the submitted Arboricultural Impact Assessment dated March 2015 Version No: 1 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the health of trees to be retained in the interests of the character and visual amenities of the area having due regard to policies CS11, CS16 and DM9 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 30 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises unless and until details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 31 No additional access to the site shall be provided to Leigh Road other than as shown on the plans hereby approved.

Reason: In the interests of highway safety, to prevent additional traffic on surrounding roads and in the interests of residential amenities having due regard to policies CS16, CS20 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework.

- 32 With the exception of the construction works for the minor access works and service yard shown on drawing no. 598-PL-103 Rev A the Leigh Road access hereby approved shall be used solely for pedestrian, cycle, delivery and emergency vehicular movements.

Reason: In the interests of highway safety, to prevent additional traffic on surrounding roads and in the interests of residential amenities having due regard to policies CS16, CS20 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework.

- 33 The nursing home hereby permitted shall be used only for a Nursing Home only, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with planning policy and the site allocation, to meet health care requirements, to complement other uses on the site and to ensure adequate car parking provision having due regard to policies DM7 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011, policies HB3 and H69 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 34 The extra care flats hereby permitted shall be occupied solely by persons satisfying the following residency requirements:

A person who is in need of care such as to provide assistance with day to day living

and personal care and who has entered into binding arrangements to access such care and other support services to a minimum of two hours of such care per week and who is either;

1. A minimum of 55 years of age on the date of taking up residence; or
2. Disabled within the meaning of the Equality Act 2010; or
3. Persons who are the spouse, co-habitee or dependent of such a person within 1-3 above.

Reason: To secure extra care accommodation in the interests of meeting housing needs for specialist housing provision, to ensure that sufficient on site parking is provided to serve the use, in accordance with the levels of developer contributions secured and having due regard to policies CS9, CS21 and DM13 of Havant Borough Local Plan (Core Strategy) 2011, policies HB3, H69 and DM24 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 35 The supported living flats hereby permitted shall be occupied solely by persons satisfying the following residency requirements:

1. A minimum of 55 years of age on the date of taking up residence; or
2. Disabled within the meaning of the Equality Act 2010; or
3. Persons who are the spouse, co-habitee or dependent of such a person within 1-2 above.

Reason: To secure supported living accommodation in the interests of meeting housing needs for specialist housing provision, to ensure that sufficient on site parking is provided to serve the use and having due regard to policies CS9, and DM13 of Havant Borough Local Plan (Core Strategy) 2011, policies HB3, H69 and DM24 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 36 Prior to the occupation of any specific residential part 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) a verification report that demonstrates the completion and effectiveness of all remedial and risk mitigation measures set out in the previously approved remediation strategy and verification plan, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any additional sampling and monitoring carried out in accordance with the approved plan, to demonstrate that remediation criteria have been met.

Reason: To ensure the satisfactory remediation of the site, if deemed necessary 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 together with the National Planning Policy framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly

the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (2) The culverted channel to the north of the proposed development is designated main river referred to as the 'pipe link'; and the watercourse to the east of the proposed development is designated main river referred to as the Lavant Stream.
- Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated a 'main river'. Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991 and you are therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.
- (3) The applicant is advised that a public sewer crosses the site and that Southern Water should be contacted regarding development within the vicinity of the sewer. 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.
- (4) The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. 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.

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- (5) Informative regarding Hours of Work:
You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (6) Informative regarding Bonfires:
You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) Informative regarding Dust Control:
You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.
This is in order to protect the occupants of nearby residential properties from dust pollution.
- (8) The applicant is advised of the content of Southern Waters letter dated 24th September 2018 which can be viewed on the Councils website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_244292
- (9) The applicant is advised of the letter from HCC Flood and Water Management Team dated 11th October 2018 which can be viewed on the Councils Website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_244292
- (10) This permission remains subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 18th December 2015 which requires:
- Monitoring Fee £5,000
 - Solent Disturbance Mitigation Contribution £11,524
 - Travel Plan Bond £6,250
 - Travel Plan Monitoring Fee £1,250
 - Travel Plan Sum £250
 - TRO Contribution (if required)
 - Provision of Affordable Housing
 - Car Park Management Plan
 - Management and maintenance of Common Parts
 - Employment and Skills Plan
 - Sustainable Drainage System requirements

- Travel Plan
- Reptile Translocation Plan

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

02 November 2018