
Site Address: 208 London Road, Waterlooville, PO7 7AN
Proposal: Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house.
Application No: APP/17/01243 Expiry Date: 15/02/2018
Applicant: Mr Beauchamp
Agent: Mr Parrish Case Officer: Rachael McMurray
 The Planning Group Ltd
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on London Road in Waterlooville close to the town centre and on the A3 priority bus corridor. It is located on the east side of London Road which contains a variety of dwelling styles and some commercial buildings. On the opposite side of the London Road are open fields which form the edge of the MDA development, and then a row of terraced housing closer to the town centre.

The application site comprises a detached dwelling accessed from London Road. The dwelling which dates back to the 19th Century has been extended at the rear and includes a conservatory. There is also a detached garage on the site. It has a large side garden which is enclosed by a fence and a low boundary wall at the front, which is partially screened by mature hedging. To the north of the site is a more modern two-storey dwelling, whilst to the rear is a development of bungalows contained in Farm Lane Close. Adjacent to the site on the south side is No. 206 which is a small detached dwelling. This property shares an access from London Road with the application site. It has a rear extension which forms the boundary with the driveway within the application site. There are three windows in the side elevation of this extended section. To the rear of this is a detached granary which forms part of the application site. This forms part of the rear boundary with No. 206 and No. 1 Farm Lane Close.

2 Planning History

APP/12/00066 - Erection of 3No. dwellings consisting of 1No. 3 bed detached chalet bungalow and 1No. pair of 4 bed semi-detached houses with new vehicular access from London Road and associated parking and landscaping. Refurbishment of existing farmhouse; removal of existing rear extensions and restoration of original form.

REF, 05/04/2012

APP/13/01115 - Erection 1No. 3 bed detached house with integral garage and access onto London Road.

PERM, 12/02/2014

APP/16/01122 - Demolition of existing dwelling and erection of 4No. two bed dwellings and 1No. three bed dwelling.

PERM, 13/02/2017

3 Proposal

Demolition of existing house and erection of a single storey building for use as a day care nursery. The nursery would accommodate up to 78 children including an outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses. It would also include the provision of a bin store and cycle store.

Details of the proposed operation to include:

- 18no. full-time staff including a cook
- Hours of operation - 0730 - 1800 - Monday - Friday
- Garden and play area restricted to 0830 - 1730
- Max no. children - 78
- Estimated that 30% of parents would walk to and from the site or use public transport
- 12no. on site car park spaces
- Secure cycle parking / covered buggy park and bin storage area
- Travel plan
- Existing granary to be used for storage
- Cycle store
- Bin store

Following concerns raised by officers with regards to the design, amended plans were submitted on 13 March 2018 which proposed an amended front boundary and a variation in materials to break up the massing of render. A travel plan was submitted on 24/4/18. A revised noise acoustic assessment was submitted on 13/3/18. Further amended plans were received on 16/5/18 which swapped the location of the bin store with the cycle store.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Supplementary Planning Documents

HBC Parking SPD

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council
No adverse comments

Conservation Officer, Development Control
In the previous application APP/16/01122 the principal of demolition was accepted. Therefore no objection to the current application and the unfortunate demolition of the

building appears appropriate.

Developer Services, Southern Water

The exact position of the sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

- No development or new tree planting should be located within 3.5m either side of the external edge of the public sewer.
- All existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Furthermore, 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".

Southern Water requires a formal application for a connection to the public foul sewer 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".

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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 proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

Early Education Centre Unit

The Government's implementation of free childcare is likely to continue and also the West of Waterlooville development with some 3200 new homes, will generate potential demand for childcare. Whilst the Berewood development has plans to meet some of the childcare requirements, it is anticipated that this may not meet all of that which is required.

Any new provider should carry out thorough and detailed due diligence prior to establishing a new business.

Engineering Services, Havant Council

It is unclear whether the soils will accept soakaway type disposal of surface water from such a large structure, so the assumption should be to positively drain to the surface water sewer.

No other drainage comments

Environment Agency

No response provided.

Environmental Health Manager, Community Group

Initial response - An amended acoustic assessment is required to demonstrate how the play area will be operated.

Further response - the amended acoustic report is considered to be acceptable and no objections to the application are raised.

Environmental Health Manager, Community Group

No objections on contamination grounds subject to the following conditions:

Condition 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 to future occupants of the consented dwellings.

Condition 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 occupants of the consented dwellings.

No adverse comments on drainage.

No adverse comments on air quality.

Highways Engineer, Development Engineer

A Travel plan will be required with details of how the reception and collection of children by vehicles will be arranged.

Officer Note - A Travel Plan was submitted on 24/4/18. The Development Engineer was reconsulted and advised that the travel plan is found to be acceptable and should be conditioned as part of any planning permission.

Landscape Team, Havant Borough Council

Initial response:

- Wire mesh fence fronting on London Road is not acceptable.
- Concerns over trees and proximity of building
- Building form is out of context and requires a soft landscaping scheme to soften the

view onto the site.

- Insufficient information on landscaping

Further response based on amended plans:

- Still have concerns over proximity of the development to the root protection areas (RPA) of the existing trees. In particular the tree that is located to the north west corner is a concern. The construction process of excavation and the instatement of foundations will have a detrimental impact on the root systems and could damage and/or create instability making the tree unsafe.

- Reduction of trees within the site should be avoided, as such mitigation measures should be put in place to retain the trees or establish a soft landscaping scheme that replaces any removed trees. We need details on any existing trees on site including species type; extents of RPAs and appropriate mitigation strategy.

- The amended proposed site plan drawing no. 208LR/PP/04 indicates landscaping around the boundary of the site. Further details required on any planting in the form of a planting plan with subsequent management plan. Furthermore it is noted that the revised site plan does not include a boundary planting fronting onto London Road to act as screening to soften the development into the landscape.

- Confirmation on building material specification, the submitted photographs are not deemed sufficient to clearly demonstrate what is proposed. Details on building material need to include material type, product reference and colour.

Recommend the following conditions:

1. A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.

- Boundary details requiring submission for all boundary treatments of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

2. Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type

3. Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.

Portsmouth Water Company

The Access and Drainage Assessment by Sumner Consulting indicates that there is

potential for all or some of the surface water to be discharged into the local foul water sewer, if the current site already discharges into this receptor. If this is not feasible, soakaways may be proposed. If soakaways are to be proposed we have the following comments:

Portsmouth Water have a presumption against deep-bore soakaways and will only agree to their use if the developer can show that all of the following apply:

- there are no other feasible alternative options; such as sewers, shallow infiltration systems (for surface water) or drainage fields/mounds (for effluents) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Officer Note - *Following these comments, the agent submitted a letter dated 18/4/18 which justified the drainage assessment. Portsmouth Water had the following further response:*

There are no concerns about the surface water being discharged to a sewer, whether it be foul or surface water sewer.

However, if this discharge to sewer is not possible, and a soakaway solution is proposed, the previous comments provided are still valid.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: A total number of 7 objections have been made against the application. The points raised are summarised below:

Comment	Officer Comment
The design of the new building is out of context with the local area.	This is further considered in Section 7 - Planning Considerations
The bin store would be adjacent to the neighbouring property at No. 208a	The location of the bin store has now been amended in Drwg No. 208LR/PP/11 A, so it has been moved away from the boundary with No. 208A.
There is a lack of information of landscaping including play equipment	This information can be secured via a planning condition.

and surfacing.	
The remaining tree would be compromised by the location of the building.	A soft landscaping condition will be secured as part of any approval.
Further clarification on how children will use the external play space is required.	The revised acoustic assessment advises that the children will have access to the garden area throughout the day although, not all children will use the garden at the same time.
No traffic assessment accompanies the application.	A travel plan was submitted on 24/4/18 and has been assessed by the Council's Development Engineer.
Only 12 parking spaces are provided on site, and it is unclear what proportion will be provided for staff and what is for visitors.	The spaces are to be for both staff and parents dropping off and collecting children. Please see Section 7 - Planning Considerations for further discussion.
There are double yellow lines and bus lanes outside the site, so on-street parking should be discouraged. Limited parking is available in front of the houses opposite but this would require parents and children to cross the very busy London Road	Noted.
Alternatively parents may seek to park in the free car parks adjacent to ASDA but again will need to cross London Road.	Noted.
There are currently 4 x full day care settings and 1 preschool within walking distance of each other and the proposed new build. None of these settings are currently operating at full capacity. Why is there a need for another? A nursery on the Berewood site would be provided for that new housing.	The number of nursery spaces available at other locations is not a planning consideration.
The demolition of the old farm building should be avoided.	The principle of the building has already been approved in a previous permission to redevelop the site.
It is stated that there is a national shortage but justification of a local shortage should be provided as evidence.	This is not a planning consideration.
Has the noise assessment being made on the correct nursery?	The acoustic report has been prepared using evidence from an existing nursery which is of a similar size on a similar main road in an urban location. The Council's Environmental Health Officer has considered this to be acceptable. Please see Section 7 - Planning Considerations for further discussion.
The number of parking spaces is questionable as staff have no other local all day parking so are likely to be parked onsite. Further justification of safe movement onto and off a busy	A Travel Plan has been provided (24/4/18) which explains how staff will be encouraged to use means of other forms of transport to travel to work. Please see Section 7 - Planning Considerations for

road is required, as well as a clear travel plan and understanding of staff parking.	further discussion.

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) Parking and highways

(i) Principle of development

7.2 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

7.3 Whilst it is regrettable that the existing dwelling would be demolished given its locally listed status, it has been deemed unviable in a previous planning application (APP/16/01122) to be retained. Therefore the principle of the loss of the existing dwelling has already been accepted.

7.4 Whilst the footprint of the building would be larger than the existing dwelling, the proposed building would be set further back into the site and therefore not so prominent on the frontage. The main parking area would be located to the front of the building and would be enclosed by a 0.9m high brick wall with 0.9m high railings, with a pedestrian access gate. The height of the proposed building would be 5.5m which is lower than the existing dwelling and the neighbouring properties.

7.5 The building would have a contemporary design approach compared to the existing, more traditional style dwelling. Concerns have been raised that the contemporary building would be out of character with the area. However, the streetscene is not characterised by one style of building and there are other examples of less traditional buildings within the streetscene such as the flat roof office building at No. 202-204 and the telephone exchange to the north on London Road. Given the intended use of the proposed building which has informed its layout and footprint, the contemporary approach is considered to be reasonable. Concern was raised by officers with regards to the expanse of render on each elevation and in response, amended plans were submitted which now proposed a mixture of brick and render on the elevations. This is considered to be acceptable when compared to the palette of materials in the existing local vernacular, although any planning approval would be subject to a material samples condition to ensure they are of a high quality. Overall it is considered that with the set back position and other modern buildings within the immediate vicinity, the proposal would sit comfortably in the context of the streetscene, without appearing overly obstructive or contrived. Overall it is considered that the proposal would comply with the requirements of Policy CS16 of the Local Plan and the relevant design related policies of the National Planning Policy Framework (NPPF).

7.6 With regards to site coverage and potential over development of the plot, the proposal

whilst being of a larger footprint, would still retain the large rear garden within the site. This avoids the site being overdeveloped with building and hard standing, or introducing car parking into the more quiet back garden areas. Compared to the extant planning permission for residential redevelopment, this scheme would retain more open space and landscaping on the plot overall.

(iii) Impact upon residential amenity

- 7.7 The proposed building would be set off the shared boundary with the neighbouring properties and the single storey height would minimise the visual impact of the building on the neighbouring properties and gardens. There would be no overlooking windows which could result in a loss of privacy.
- 7.8 Concern has been raised with regards to the location of the bin store located on the boundary with No. 208a London Road. Following officer concerns with this, the location of the bin store has been swapped with the cycle store so that is more centrally located within the site, minimising the activity close to the boundary.
- 7.9 Concern has also been raised with regards to use of the garden and the noise emissions as a result of children using the garden throughout the day. An acoustic report has been submitted with the application which advises that the garden will be used between 0830 and 1700 and at different periods throughout this time. The acoustic report advises that not all children will be outside at one time. The acoustic measurements taken in the report are based on those at another nursery owned by the applicant, which is of a similar size (up to 75 children) in a similar location - on a busy main road in a mixed commercial / residential area. This assessment concludes that the proposed use of No. 208 London Road would not have an adverse impact on the neighbouring properties, as the calculated levels meet the requirements for amenity space as listed on BS8233:2014. The nursery would not be open during noise sensitive hours such as early mornings, evenings and weekends, so it will avoid disturbance at times when gardens are more generally in use. Furthermore, in order to increase the mitigation of noise emissions, the rear garden would be enclosed by a 2m high acoustic fence.
- 7.10 The Council's Environmental Health team have been consulted and have advised that no objections are raised to the application and that the findings of the acoustic report are deemed satisfactory. Therefore it is considered that the proposal does accord with Policy DM10 of the Council's Local Plan.

(iv) Parking and highways

- 7.11 A travel plan has been submitted as part of the application. This seeks to manage the method in which people would travel to the site, promoting other uses of transport such as walking and cycling. The development would provide a total number of 12no. parking spaces on the site for both members of staff who use a car and parental drop off / pick up. The plan advises that some families are likely to have two children at the nursery, resulting in less overall trips. The nursery estimates that due to the large number of new houses opposite the site, the road crossing which services the route from that area to the nursery, along with the close by bus route, that 30% of parents would walk / use public transport.
- 7.12 Several concerns have been raised that due to the site being located on a main busy road, with a bus stop close to the entrance, that the location would be unsafe for a use such as a nursery. Also, it would require parents and children to cross the London Road. However, as part of the application process, the Council's Development Engineer has been consulted and has not raised any objections to the application with regards to highway safety.

- 7.13 With regards to the number of parking spaces proposed (12 in total), this does fall slightly short of the requirement in the Council's adopted parking standards which would require 13.5 spaces. However, given the sustainable location of the site on a main road with access to a major bus route with a bus stop close by and being located on a main cycle route, it is considered that the site can be reached by other methods of transport and therefore not as highly dependant on car use as some other less sustainable locations would be. This is also set out in the Travel Plan. Furthermore, the site would provide secure cycle storage for those staff and parents travelling by bike and a buggy store for parents who walk. Overall therefore the view is taken that the benefits of the scheme in providing a local childcare facility and job opportunities outweigh the minor shortfall in parking provision. Furthermore, this section of London Road does include yellow lines on the highway and therefore on street parking is not able to occur.

8 **Conclusion**

The application is considered to result in the delivery of a childcare facility for use by the local population and which has good transport links making it a sustainable location for both staff and customers. The design of the building is considered to be acceptable in its context and overall the application is considered to accord with local and national planning policy.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01243 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Site Plan - 208LR 04 Rev B
Proposed Floor Plan - 208LR 11 Rev A
Travel Plan received on 24/4/18.
Proposed elevations - 208LR 21 Rev A
Proposed street frontage elevation - 208LR 22
Revised Acoustic Report - received 13/3/18
Revised Planning Statement - received 13/3/18

Reason: - To ensure provision of a satisfactory development.

- 3 The day nursery hereby permitted shall not open to the public before 07:30 hours or remain so open after 18:00 hours on Monday to Friday. It shall not be open at all on Saturdays, Sundays or on public holidays.

Reason: To protect the amenities of nearby residential properties and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy

2011, which forms part of the Local Development Framework and the NPPF 2012.

- 4 The nursery hereby approved shall not accommodate more than 78 children at any one time.

Reason: To maintain a level of control over the intensity of the use in the interests of the amenities of neighbouring residents numbers and in the interests of highway safety and having due regard to policies DM12, DM14 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the NPPF 2012.

- 5 The use of the ground floor level of the premises hereby approved shall be used only as a day nursery, and (with the exception of a museum, library or art gallery use) shall not be used for any other purpose whatsoever including any other purpose in Class D1 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: In the interests of neighbouring amenities, traffic parking and to order to maintain a community facility that is a beneficial use and having due regard to policies DM2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the NPPF 2012.

- 7 The car parking, cycle 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.

- 8 No above ground development shall take place until details including scaled elevations of the hereby approved bin and cycle store have been submitted and agreed in writing by the Local Planning Authority. The approved details shall remain in situ thereafter.

Reason - in the interests of the visual amenity of the site and having due regard to Policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework 2012.

- 9 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 to future occupants of the consented dwellings.

- 10 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 9 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 occupants of the consented dwellings.

- 11 The development shall be carried out in accordance with the Noise Assessment report received on 13/3/18.

Reason - in the interests of the amenity of the local area and having due regard to Policy DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 12 The development shall be carried out in accordance with the Travel Plan received on 24/4/18.

Reason - in the interests of the amenity of the local area and having due regard to Policy DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 13 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 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 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 including doors and windows to be used externally on the building 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.

- 15 No development hereby permitted shall be commenced until a 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 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, acoustic fencing, 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.

- 17 The development hereby permitted shall not commence until a fully annotated plan at a scale suitable to clearly show the required level of detail in relation to the following matters has been submitted to and approved in writing by the Local Planning Authority:

1. hard surfacing material type / product reference and colour,
2. laying bond, edging or threshold detail/type

The development hereby permitted shall not be occupied until the implementation of all such hard surfacing 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 2012.

- 18 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.