
Site Address:	4, Hermitage Park, Harts Farm Way, Havant		
Proposal:	Erection of steel portal frame building with provision for offices, trade counter, staff facilities and warehouse.		
Application No:	APP/17/00548	Expiry Date:	14/09/2017
Applicant:	Smith Gap Group Hire Solutions		
Agent:	Mr McCluskey	Case Officer:	Rachael McMurray
	Bell Building Projects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application is located at Hermitage Park which is an emerging, purpose built industrial park located off Harts Farm Way. The site is currently occupied by some hardstanding and overgrown vegetation with peripheral trees along the northern boundary with the A27 dual carriageway directly to the north of the site. Further afield to the site lies a range of commercial and industrial uses including the waste recycling centre to the west.

2 Planning History

APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM, 22/10/2015
APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid., PERM,

3 Proposal

Erection of steel portal frame industrial unit with a concrete storage yard to the rear and parking provision for staff and customers. The unit is to be used as plant hire depot. The building proposed has a width of 20m and a length of approx 39m with a roof height of 6m to eaves and a 6 degree roof pitch.

Amended plans were received on 24 October 2017 which changed the orientation of the building as a southern water sewer was found to run underneath the original proposed building's location.

An amended drainage plan and strategy was also submitted for consultation by the Council's Drainage Engineer and Southern Water.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM12	(Mitigating the Impacts of Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
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)
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

The site consists of former industrial wasteland with a mixed species of trees lining the northern boundary. The proposed development is far enough from the trees that they should not be harmed and protective fencing should be installed as per the Tree Protection Plan, during the course of development. It was noted that T8 (Ash) is to be removed and I agree that due to its poor condition, it should be removed.

Should consent be granted, a condition should be applied that all the works on site be carried out in accordance with the AMS/TTP.

County Ecologist

The application is now accompanied by an Ecological Appraisal (Encon, October 2017). The site is described as being of limited ecological value, containing areas of recently-cleared ground as well as ruderal herbage and grassland. A small stream channel is present to the south and the site is bordered to the north by a tree/hedge line.

I am content to agree that the site is of limited ecological value, although I would suggest that the habitat shown in the site photos appears perfectly suitable for supporting common reptile species (which are known to occur along the A27 corridor immediately adjacent to the site). The report correctly highlights the potential for damage/disturbance to occur to the taller woody vegetation to the north and to the small stream (which itself eventually feeds into the internationally-designated estuarine nearby).

If you are minded to grant permission can I suggest that a Construction Environment Management Plan (CEMP) is secured through condition.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP shall include details of measures to protect adjacent habitat and details of measures to avoid pollution of the aquatic environment. Development shall proceed in strict accordance with the approved CEMP. Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act

1981, the NERC Act (2006), NPPF and with and with Policy CS 11 of the Havant Borough Core Strategy March 2011.

Building Control, Havant Borough Council

A public foul sewer is located on the site but may not be within 3m of the building, It would be advisable to locate the sewer on site to determine if Southern Water require consultation.

Bin storage for the building to be provided.

County Minerals

Thank you for consulting Hampshire County Council as the mineral and waste planning authority (MWPA) with regards to the above application.

The proposed development lies within the mineral and waste consultation area (MWCA) – sites section.

It lies adjacent to the safeguarded sites Havant Household Waste Recycling Centre (HWRC), operated by Veolia and Harts Farm Way Waste Transfer Station, operated by T J Transport. We are pleased to note that acknowledgement has been given to these two sites in the *Phase 1 Desk Study and Phase 2 Site Investigation Report*.

The proposed plan area is informed by the safeguarded sites list as defined through **Policy 26: Safeguarding – waste infrastructure** of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP).

The purpose of these policies is to protect current and potential minerals and waste sites from pressures to be replaced by other forms of development, including through ‘encroachment’ where nearby land-uses impact their ability to continue operating.

It is often the case that appropriate buffers and mitigation measures can make potential nearby development compatible. Any mitigation measures would need to be undertaken by the proposed non-minerals or waste development and reduce potential impacts to and from the safeguarded site to levels that would ensure the safeguarded site could continue its intended waste use.

The appropriate mitigation measures are best informed through direct discussions with the operator of the safeguarded site as they will be most aware of operational requirements. However, Hampshire County Council is also available for further discussions, as well as facilitation, if required.

Further information on safeguarding and Hampshire County Council’s approach to it is available in the adopted Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document, which can be found on our website:
<http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm>

Officer Note - *The proposal is for commercial development and this is not considered to hinder the potential for nearby sites to come forward for minerals related development.*

Landscape Officer:

From a landscape perspective we do not object to the principle of this development, however we have the following comments:

- At present the current block plan does not include any cycle storage facilities. We should be encouraging sustainable transportation particularly as Harts farm way has off road cycle network links to Portsmouth and Havant. As such we would like to see appropriate cycle storage facilities implemented within the development.
- The site abuts to the A27 to the north which is enclosed with mature trees, this streetscape needs to be retained. Any trees that are removed should be replaced with native U.K species to retain the vernacular of the A27. The arboricultural report indicates the removal of Ash tree, a suitable replacement should be appropriately planted to retain the continuous buffer of trees to the North.
- We have concerns with the surface water run off and a lack of Suds strategy within the development. The site sits north of an existing drainage ditch but a drainage report needs to be carried out to determine its capacity and possible exceedance.
- A lack of landscape strategy is not deemed appropriate, the landscaping has the opportunity to feed into any drainage strategy i.e. swales, tree planting. Further more we feel that the landscape scheme should include trees to the south to soften views onto the development. P&I have implemented a row of fastigate trees along the south of their development that has worked well.

As such I would recommend the following conditions:

- Cycle storage facilities should be provided and details need to be submitted for approval.
- A soft landscaping scheme, including planting plan.
- Hard landscaping scheme to include boundary treatment specification.

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewers within and in the immediate vicinity of the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 5 metres either side of the centreline of the public foul sewer(1650mm)

No development or new tree planting should be located within 3.5 metres either side of the centreline of the public foul sewer(525mm)

No development or new tree planting should be located within 3.5 metres either side of the centreline of the public foul sewer (Syphon sewer 600mm)

All existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewers.

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 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.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

The proposed development site is located approx 200 metres from BUDDS FARM HAVANT WTW. Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However the very nature of sewage treatment works means that they are not ideal neighbours to sensitive land uses.

Development sensitive to odour pollution in close proximity to sewage treatment works can suffer from smells that are inherent in the treatment process.

We therefore ask that the precautionary principle is adopted by Local Planning Authorities to avoid potential land-use conflict, in accordance with PPS23. This can be achieved by designating an appropriate buffer zone around the treatment works within which development sensitive to odour is excluded or by a S106 agreement in which the developer funds measures at the works required to control odours. I will describe later how the size of the buffer zone can be determined but will first make reference to

PPS23.

Appendix A of PPS23 lists matters that may be material in the consideration of individual planning applications. It includes: “ the need to separate necessary but potentially polluting and other land uses so as to reduce conflicts, for example by identifying where necessary areas around existing sources of pollution in which proposed new development and uses should be carefully considered in terms of the potential as pollution receptors.”

Paragraph 11 states: “Where, for example, new housing is proposed close to a source of potential pollution, the risk of pollution from the normal operation of the process or the potential impacts and the extent to which the proposals address such risks will influence whether or not development should proceed....”

Paragraph 1.23 of Annex 1 advises: “Intending developers and LPAs should also be aware that the effects of odour from sewage treatment works on neighbouring land where people are present may need to be considered.”

Paragraph 1.50 of Annex 1 advises: “where a development is planned in or near to an area of existing sources of pollution, it may be appropriate to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990.....”

Returning to the question of the size of the buffer zone required, the water industry predicts the dispersion of odours from point sources using computer modelling. Meteorological Office data is used to predict the dispersion of odours throughout a “receptor grid” radiating outwards from the works. Modelling is based on the industry standard for odour of 0.6 parts per billion (ppb) of hydrogen sulphide with a 98-percentile probability. Sensitive development that is subject to levels above this standard is likely to lead to complaints about odour from residents.

Officer Note - *The applicant is now in ownership of the site and has confirmed that the maintenance of SUDS features would fall to them in the long term.*

With regards to the requirement for a odour buffer zone, this is not considered necessary as the proposal is for commercial development.

Environment Agency

It looks like the proposal falls outside of our External Consultation Checklist (attached) as it's not in a Flood Zone or within 8m of Sealed Main River Harts Farm Way Stream.

As such, the Environment Agency will not be making any comments on the above proposal.

Environmental Health (contamination)

(Summary of the full response)

Proposed condition:

Condition 1 - Contamination (& UXO) Watching Brief:

“In the event that suspected contamination (stained or odours soil or groundwater, buried waste materials or items resembling military ordnance) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

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

- i) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- ii) An appropriate assessment of the risks to all receptors that may be affected, based upon i), and*
- iii) Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability*

All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development, OR;

B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: *In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework."*

Construction Risk Assessment

Prior to the commencement of construction of the principle buildings hereby approved, an assessment of the risks associated with proposed means of undertaking groundworks and construction 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) An assessment of the local geological succession, sufficient to determine whether the principle aquifer falls within the likely vertical range of proposed excavations or foundations.*
- 2) The result of an appropriate assessment of risks based upon 1) in relation to proposed construction depths, methods & materials. Where potentially unacceptable risks are identified, a risk-based appraisal of construction method options and clearly defined proposals for mitigation of the identified risks.*
- 3) Contractors method statement(s) in accordance with mitigation proposals (2), and*
- 4) Where deemed necessary, a scheme to appropriately monitor the impact of construction activity upon groundwater and/or surface waters, including details in respect of necessary stakeholder liaison*

Reason: *The site overlies the principal aquifer serving the Bedhampton & Havant Springs, abstracted for public supply of potable water. Deep excavations, Boring, Piling or any other deep foundations using penetrative methods can result in risks to potable supplies through short-term turbidity, or through creating migration pathways for soluble pollutants &/or contaminants. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.*

It is recommended that the LPA's prior approval of the drainage strategy is secured as a pre-commencement condition.

The application supporting documentation does not make any reference to the storage of fuels, or any refuelling activities to be undertaken at the site. Petroleum fuels and oils are however referred to in the context of drainage, and it is implicit that both large self-propelled plant and equipment, as well as handheld petrol driven tools are likely to

be stored at the premises. This is not unlikely to involve the storage of petroleum fuels at the site, as is the case at the adjacent plot.

It may be helpful to the applicant to include the following informative in this regard, in order to assist their compliance with the relevant regulations;

Petroleum Storage Certificates (Non-Retail Dispensing, Commercial Site)

"If it is intended to store in excess of 30 litres of petroleum fuel at the application site in demountable fuel tanks, portable containers or fixed fuel storage tanks; the Petroleum Enforcement Authority must be notified in writing in accordance with the Petroleum Consolidation Regulations 2014, Schedule 2. This premises would be regarded as a non-retail 'dispensing premises' for the purpose of those regulations and the Petroleum Enforcement Authority in this case would be Havant Borough Council. If it is intended to store volumes in excess of 275 Litres, a Petroleum Storage Certificate will be required. The granting of this planning consent does not guarantee that a certificate will be issued in respect of fuel storage. For the purpose of calculating fuel volumes, no account need be taken of fuel within fuel tanks of any motor vehicle"

Officer Note - *An amended drainage plan and strategy was submitted for consultation by the Council's Drainage Engineer and Southern Water. See response below.*

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application providing the area shown on the submitted block plan for parking and turning is conditioned to be constructed and retained.

Council's Drainage Engineer

Initial response - Drainage details addressing sustainable drainage and exceedance from fluvial / pluvial flood risk sources to be approved prior to any commencement of development.

Officer Note - *these details were provided in the form of a drainage plan/strategy.*

Further response - The submitted details are considered to be acceptable in terms of the proposed drainage scheme.

Natural England Government Team

Natural England has no objection to the proposals in principle.

We note that no ecological survey of the site has been undertaken and it is unclear from the documentation whether there is any potential ecological interest at the site. Therefore, we refer you to the advice of the County Ecologist and Natural England's standing advice on protected species. Please find attached further guidance in Annex A.

We welcome the recommendations set out in the Arboricultural Method Statement with regard to protecting the northern tree belt and advise that any tree removal is undertaken outside of the breeding bird season (March to September).

We would also advise that the proposals include measures for biodiversity enhancements at the site with the aim of achieving biodiversity net gain in line with National Planning Policy Framework paragraphs 7, 109 and 118.

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: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received:

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) Highways and parking considerations
- (iv) Drainage
- (v) Landscaping / Trees
- (vi) Ecology

(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. Outline permission for the redevelopment of the site was granted in 2002 and then renewed in 2010. A further application in 2013 (APP/13/00592) sought to remove Condition 7 of the outline permission which limited the amount of Class B8 uses on the overall site. This was approved. Other applications on the overall site have been for reserved matters however, this application is for full planning permission. The proposal would accord with Policy CS2 by providing employment opportunities in the Borough.

(ii) Impact upon the character and appearance of the area

The scheme would comprise one building with associated parking and external concrete surface storage area. The unit would have a low pitched roof. Overall the building would have an industrial/commercial appearance which would relate well to the character of other industrial style buildings in the nearby vicinity. Therefore in terms of visual impact, the scheme is considered acceptable and would not have an adverse impact on the appearance of the area and as such, accord with Policy CS16. The tree report confirms that all trees along/outside the northern boundary would be retained as part of the development.

(iii) Highways and parking considerations

The Development Engineer has no objection to the principle of the scheme subject to the parking and turning layout being conditioned. Parking is in accordance with the Council's adopted standards for staff and customers and is therefore compliant with Policy DM14 of the Local Plan. Cycle provision is noted on the site plan, however

further details of this are required in order to ensure that it is provided in a suitably secure and weatherproof form - a condition is recommended.

(iv) Drainage

With regards to drainage on the site, further drainage details were submitted with regards to the proposed drainage of the site. The Council's Drainage Engineer was consulted on these details and has confirmed that they are acceptable. Southern Water have advised that the long term maintenance of any SUDS should be secured. The agent has advised that the applicant is in ownership of the site and would therefore be responsible for the long term maintenance, and it is not considered necessary or reasonable to require any further details in this regard.

(v) Landscaping / Trees

The site consists of former industrial wasteland with a mixed species of trees lining the northern boundary with the A27. The proposed building is far enough from the trees that they should not be harmed and protective fencing should be installed as per the Tree Protection Plan, during the course of development. It was noted that T8 (Ash) is to be removed. The Council's Tree Officer has agreed that due to its poor conditions, this could be removed. They have also advised that should consent be granted, a condition should be applied that all the works on site be carried out in accordance with the AMS/TTP.

The Council's Landscape Officer has advised the Ash tree should be replaced to preserve and enhance the streetscape along the A27. So long as the tree specification is appropriate and the easement zone is adhered to this should not have any impact on the over head power lines. As such this replacement tree planting should be conditioned. They have also advised that landscaping, boundary treatment and cycle parking conditions should be included.

(vi) Ecology

The application has submitted an ecology report following a request by the County Ecologist. This has been assessed and the County Ecologist has advised that prior to the commencement of development, a Construction Environment Management Plan (CEMP) should be secured through condition.

8 Conclusion

The proposal would bring the benefit of a new commercial unit to the Borough which would be an appreciate use for the site given the context. Subject to satisfactory details regarding landscaping (including replacement trees), boundary treatments and the form of cycle parking provision which could be secured by condition, the application is considered to be acceptable and is therefore recommended for planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00548 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:
External works plan DN: 17058/EW01 B
Proposed block plan DN: A0002 Rev A
Proposed General Arrangement DN: A101 REV A
Proposed elevations - DN: A102 REV A
Proposed roof plan - DN: A103 REV A
Location Plan - DN: A101
Ecology Report submitted on 23/10/17
Tree report dated July 2017
Reason: - To ensure provision of a satisfactory development.
- 3 Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to protect adjacent habitat and details of measures to avoid pollution of the aquatic environment. Development shall proceed in strict accordance with the approved CEMP.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 Prior to the commencement of construction of the principal building hereby approved, an assessment of the risks associated with proposed means of undertaking groundworks and construction 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) An assessment of the local geological succession, sufficient to determine whether the principal aquifer falls within the likely vertical range of proposed excavations or foundations.
2) The result of an appropriate assessment of risks based upon 1) in relation to proposed construction depths, methods & materials. Where potentially unacceptable risks are identified, a risk-based appraisal of construction method options and clearly defined proposals for mitigation of the identified risks.
3) Contractors method statement(s) in accordance with mitigation proposals (2); and
4) Where deemed necessary, a scheme to appropriately monitor the impact of construction activity upon groundwater and/or surface waters, including details in respect of necessary stakeholder liaison.
Reason: The site overlies the principal aquifer serving the Bedhampton & Havant Springs, abstracted for public supply of potable water. Deep

excavations, Boring, Piling or any other deep foundations using penetrative methods can result in risks to potable supplies through short-term turbidity, or through creating migration pathways for soluble pollutants &/or contaminants. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. This condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 5 In the event that suspected contamination (stained or odours soil or groundwater, buried waste materials or items resembling military ordnance) is encountered during groundwork, works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.
- The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;
- i) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility,
 - ii) An appropriate assessment of the risks to all receptors that may be affected, based upon i), and
 - iii) Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability
- All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.
- Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;
- A) A statement confirming that no suspected contamination was identified during development,
- OR;
- B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.
- Reason:** In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.
- 6 The development shall be carried out in strict accordance with the Tree Survey Report dated July 2017 by Bell Building Projects.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 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 having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the lack of any planting proposals in the approved plans, the development hereby permitted shall not be occupied until a detailed soft landscaping scheme, including replacement trees (for the Ash tree to be removed), 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.
- 9 The development hereby permitted shall not be occupied until further details of the means of cycle storage have been submitted to and agreed in writing by the Local Planning Authority, and the approved cycle storage facility has been provided. Such agreed details shall remain in situ at all times thereafter unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of making suitable provision for sustainable transport methods and having due regard to policy DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 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.