

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
5 April 2018

The following supplementary planning information was unavailable when the agenda for the Development Management Committee to be held on 5 April 2018 was published

Agenda No Item

3 Site Viewing Working Party Minutes (Pages 1 - 2)

- 8(1) APP/17/00863 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE (Pages 3 - 36)

Proposal: Hybrid Application comprising:

Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

AND

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

Associated documents:

<https://tinyurl.com/y9wegr9c>

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 29 March 2018

Present

Councillor Perry (Chairman)

Councillors Keast, Patrick, Hughes, and Lloyd

Officers: Rachael McMurray,
Jamie Gargett,
Peter Fellows

41 Apologies

Apologies for absence were received from Cllr Satchwell and Buckley.

42 Minutes

The Minutes of the last Site Viewing Working Party were received.

43 Declarations of Interests

There were no Declarations of Interest relating to matters on the agenda from members present.

44 Southleigh Park House, Eastleigh Road, Havant PO9 2PE

Proposal: Hybrid application comprising:

APP/17/00863-

Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

APP/17/00864

Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in other buildings).

The Site Viewing Working Party viewed the site given a request from the Head of Planning Services that the application(s) be determined by the Development Management Committee.

The Working Party received a report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of Development
- (ii) Viability position
- (iii) Nature of Development
- (iv) Impact on the character and appearance of the area
- (v) Residential and neighbouring amenity
- (vi) Access and highway implications
- (vii) Flooding and Drainage
- (viii) Impact on ecology
- (ix) Impact on trees
- (x) Community Infrastructure Levy (CIL) constriction requirements and legal agreement.

The Working party viewed the site, the subject of the application(s), to determine if any further information should be provided to the Development Management Committee. The party were shown existing layout, buildings and potential changes shown in the indicative layout.

RESOLVED that based on the information available at the time, the following information be provided to the Development Management Committee.

- a. Information relating to the difference between the proposal (and indicative layout) and the initial draft displayed at the Development Consultation Forum.
- b. How many units would be included in the central plot and information relating to the conversion costs
- c. How many TPOs already existed on trees on the site and a map of all trees, those remaining in the proposal and those with proposed felling.

The meeting commenced at 1.00 pm and concluded at 2.10 pm

Supplementary Information to Applications APP/17/00863 and APP/17/00864

Further to the publishing of the officer's reports relating to the above applications, Members are advised of the following updates:

- Changes to reports / conditions on both applications
- Response to queries raised on Site View Working Party – 29/3/18

Changes to reports / conditions

APP/17/00863

1. Correction to Para 7.11 which should read 'The LPA concurs with the view that the VRM **does not have** a role to play where a development is likely to be delivered in one single phase'
2. Para 7.42 has missing text. This should read:

'The proposals will entail the loss of considerable vegetation cover from the site. This includes areas of non-native shrubs as well as large, mature trees and low scrub. Whilst the loss of trees in particular is unfortunate, in terms of impacts to protected species sufficient survey effort has been employed (with the exception of buildings and bats) to have a good degree of certainty that impacts will be minimal. Several of the buildings have been assessed as offering bat roosting potential and requiring additional survey effort. It has been confirmed by the applicant that additional survey work was carried and found **there to be minimal roosting potential**'.
3. Changes to conditions as set out in Appendix E:
 - Condition 1 - The development must be begun within 5 years rather than three. (This is to accord with the outline approval which is commence the outline consent)
 - Condition 5 – reworded as follows:

'No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme' Reason – same.
 - Condition 12 – delete as this relates to the outline part of the consent only.
 - Condition 13 – delete as this relates to the outline part of the consent only.
 - Condition 20 - List of approved plans should read:
 - P111 - LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD should be LANDSCAPE DETAIL LODGE
 - P404 DAIRY FLOOR PLANS (was missing from original list)

- P005/A ILLUSTRATIVE MASTERPLAN (AMENDED) and P006/B INDICATIVE SITE LAYOUT (AMENDED) are not to be formally approved, so should be removed from the list.

APP/17/00864

Changes to Conditions at set out in Appendix F

- Condition 6 – reworded as follows:

‘No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme’ Reason – same.

- Condition 7 – delete ‘for that phase’

- Condition 8 – reworded as follows:

‘Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority’. The development shall be carried out in accordance with the agreed details only.

Reason – to retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan 2011.

- Condition 9 – delete ‘on each phase’ for ‘that phase’
- Condition 10 - delete ‘on each phase’ for ‘that phase’
- Condition 14 – reworded as follows:

‘Prior to the commencement of development a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans shall be submitted for approval by the Local Plan Authority. The car parking, servicing and other vehicular access arrangements shall be made fully available for use in accordance with the agreed programme and shall be retained thereafter for their intended purpose’.

- Condition 17 - deleted as this is a duplication
- Condition 18 – amendment to (iii) to read 10.5m instead of 2.5 storeys.
- Condition 19 – should read as follows:

‘Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: to ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011’

- Condition 20 – deleted as this relates to the listed buildings.
- Condition 25 – List of approved plans to include parameters plan P0003 Rev A and changes to plan numbers as with APP/17/00863

ATTACHED TO THIS UPDATE ARE UPDATED VERSIONS OF APPENDICES E AND F, TO RELECT THESE CHANGES.

Response to queries raised on Site View Working Party – 29/3/18

1. Why are the listed buildings so expensive to convert?
2. Can a plan be provided showing the existing TPOs and trees, with an overlay on the proposed layout to show the trees to be retained.
3. What are the differences between the scheme outlined at DCF and the current application?
4. Have the current owners approached Historic England and The National Trust to enquiry if they wish to buy the property and land? (This was a post SWVP query raised with officers)

1. Why are the listed building so expensive to convert?

Please see Appendix A to the supplementary information.

2. Can a plan be provided showing the existing TPOs and trees, with an overlay on the proposed layout to show the trees to be retained?

Please see Appendix B to the supplementary information.

PLEASE NOTE THE FOLLOWING:

- TPO no. 1068 was made in 1980. The TPO plan identifies area A1 (covering the Southleigh Park House site ownership area).
 - Schedule 1 of the Order lists 27 species of trees but does not located the precise position of the specifically mentioned trees, or clarify the number of other trees covered by the 1980 Order.
 - Therefore, the only plan available within the planning application for assessment which shows the trees to be removed and those to be retained is the Landscape Strategy Plan (Appendix D on APP/17/00863). This also shows proposed new trees.
 - The Council's Tree Officer has been consulted on this additional information and has nothing further to add to the original response provided in the officer's report.
- 3. What are the differences between the scheme outlined at DCF and the current application?**

The scheme proposed at the Development Control Forum (DCF) was at a very early stage in its development, prior to the site being formally allocated as an early release housing site in the LPHS and the Draft Local Plan 2036. The DCF related more to the site being redeveloped as a Brownfield site, which was planned to be vacant by the time an application was submitted. The current applications are therefore far more developed than the idea for residential development proposed at the time of the DCF.

The outcome of the DCF was any future application should provide / consider the following:

- A marketing statement to demonstrate the land and premises are not fit for purpose and financially unviable for B Class employment.
- Impact on listed buildings and setting
- Impact of the development on TPO trees within the site.
- Impact on ecology
- Highway considerations
- Assessment of air quality, contamination and noise issues.

4. Have the current owners approached Historic England and The National Trust to enquire if they wish to buy the property and land?

Please see Appendix C to the supplementary information.

Why are the listed buildings so expensive to convert?

Higher costs generally for listed buildings

1. Renovating and converting a listed property requires specific skills and materials which can be costly. Renovation and repair work tends to take longer because of the building materials used. Modern property tends to use relatively cheap and quick building solutions, whereas listed properties with older materials will need specialist tradesmen using traditional methods and the need to specially source materials, which is a much more costly and timely affair.
2. Many mainstream developers will not take on conversion or refurbishment of listed buildings, because of the risk or fear of the unknown. Sometimes this is due to lack of knowledge or experience, which is reflected in the cost of hiring in specialists and the higher cost and difficulty of sourcing suitable building materials. Also it is the case that there can be no certainty as to cost. Obtaining fixed prices may not be possible without large premiums or contingency sums added, particularly where the area of work is not fully visible beforehand.
3. Listed buildings are likely to require greater time/cost and attention to detail in order to be verified and signed off by a local authority conservation officer.

Restoration works - Southleigh Park House

4. While the external fabric of the Main House and West Wing may appear to be in good condition (this partly because the site tenant recently painted all the exterior joinery), the restoration work was done almost 20 years ago, so there is work to do. In any case it was only the Main House and the south elevation of the West Wing that were restored. The exterior of the other elevations of the West Wing, the Coach House and the Stable Block were not restored.
5. Internally the Main House was converted to office use, the West Wing remains as a shell in poor condition and the Coach House and Stable Block were not restored internally. The interiors of all of these buildings now need to be sensitively converted to residential use.
6. The proposed layout for the Main House is not the most straightforward in building terms, nor does it optimise sales values. What it does do is to meet the Conservation Officer's requirements to convert the listed buildings to residential minimising the impact on the building's special architectural/historic interest.

Conversion works – Southleigh Park House

7. The residential conversion work is not easy e.g. inserting numerous kitchens and bathrooms and threading the associated modern mechanical and electrical (M&E) services discreetly through the buildings. There is substantial amount of partitioning required and new staircases. It is not straightforward to upgrade the buildings to residential Building Regulations requirements – notably fire, thermal and sound insulation regulations. In addition, the developer will need to obtain NHBC certification

(or similar) for the conversion works and to meet the exacting standards required to attract prospective residential purchasers. Overarching of all of this the conversion will need to meet the high-quality specification required by the Conservation Officer for these listed buildings.

Cost of conversion works – Southleigh Park House

8. The conversion works are not straightforward, needing to respond to the listed status and aesthetic of the existing properties whilst ensuring compliance with the appropriate statutory requirements. These works are detailed and complex due to the existing use and the nature of the conversion works.
9. The costs include the sensitive ‘removal’ of the current office elements within the building. This is in itself a labour and management intensive exercise which would require detailed liaison with the conservation officer to ensure the integrity of the listed properties is maintained.
10. The conversion works to provide the residential accommodation are technically challenging. The technical issues in terms of achieving the required acoustic, thermal and fire protection performance of the residential units within the existing property will require careful detailing. The works will need to be undertaken sensitively to ensure the preservation of the listed elements. In particular the works to achieve the required ‘u-values’ (levels of insulation) will be complex. Similarly the works to prevent airborne and impact sound transference, both vertically and horizontally, across the dwellings are constrained by the existing property. This scenario is repeated in terms of the fire protection between dwellings and forming the required protected fire evacuation routes. In addition, the residential units will be individually serviced in terms of heating, ventilation, drainage, water and electricity. Distribution of these services to and within the dwellings will be complicated by the existing property.
11. The design and specification will need to reflect and complement the listed elements. The cost of these works will therefore be proportionately higher due to the materials required and scarcity of labour resource for the specialist trades involved to meet the conservation requirements. As a result of the scope and sensitivity of the conversion works, the management time and supervision costs will also be relatively higher in comparison with a new build or less complex scenario.

Verification of costs

12. The project cost consultant benchmarked the costs for listed building works against other similar conversion projects within a conservation environment so that they are comparable.
13. In reviewing the viability appraisal the DVS identified at para 7.3 of its report that listed buildings are likely to require greater time / cost and attention to detail in order to be verified and signed off by the Listed Building officer, and compared with other similar listed building schemes it has assessed, the base costs appear “slightly conservative”.

Southleigh Park House Tree Strategy

1. The overall aim has been to improve the design and quality of vegetation across the site to restore the grounds. This approach has sought to:
 - Retain as many specimen trees as possible, particularly those species covered by Tree Preservation Order (TPO) no 1068
 - Replant where appropriate, and
 - Remove overgrown, damaged and poor quality vegetation.
2. TPO no. 1068 was made in 1980. The TPO plan identifies area A1 (covering the Southleigh Park House site ownership area).
3. Schedule one of the Order lists 27 species of tree in the order area that are covered by the TPO. The TPO does not locate the precise position of specific trees or clarify the number of trees that were covered by the Order in 1980.
4. A range of events has changed the number and composition of trees on the site since 1980, including:
 - Natural tree death and removal
 - Severe hurricanes in 1986 and 1990 resulting in tree fall and removal
 - Planting of new specimen trees by the landowner around the year 2000, and
 - General self-seeding of trees.
5. To inform the current planning application a comprehensive tree survey was undertaken in 2015.
6. The survey records 72 individual trees. Further trees on the site are listed as groups and shelter belts.
7. Of the 72 individual trees recorded in the survey, 54 individual trees are of a species listed in the 1980 TPO.
8. The approach of the planning application has been to retain as many of the higher-grade trees as possible. The tree survey categories trees as follows:

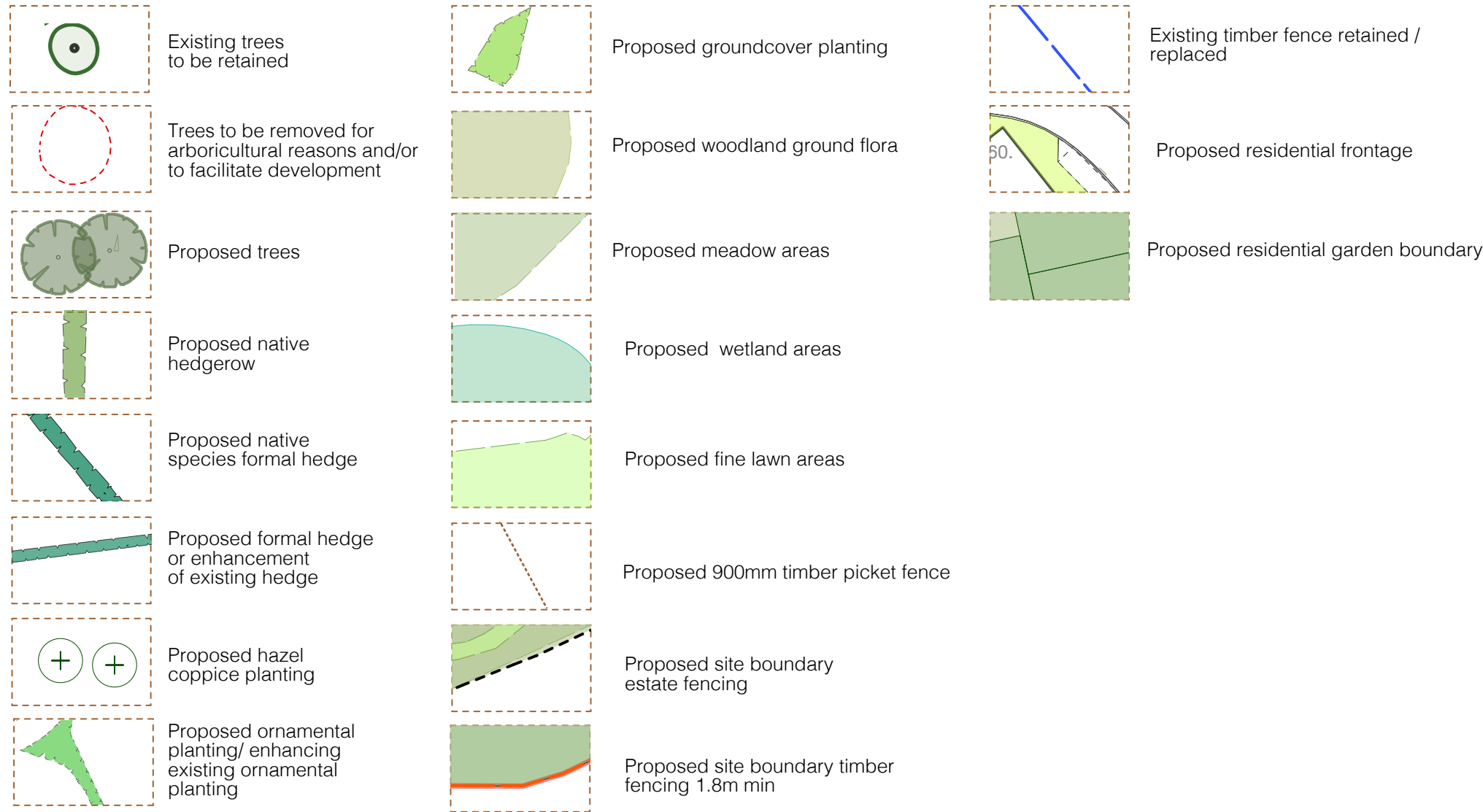
A (high grading)
B (moderate grading)
C (low grading)
U (fell grading)
9. There are seven high grade A individual trees on the site of a species listed in the TPO. All are to be retained.
10. The following table summarises tree retention by reference to the tree species listed in the TPO.

Tree category	Of a species listed for protection by 1980 TPO?	TPO species trees retained	TPO species trees removed
A (high grading)	7	7	0
A/B (high/moderate)	4	3	1
B (moderate grading)	20	16	4
B/C (moderate/low)	6	3	3
C (low grading)	14	6	8 (including two of poor quality identified for removal by survey)
U (felling grade)	3	0	3

11. The above demonstrates that the majority of better quality trees that are of a species identified for protection by the 1980 TPO are being retained. 31 of the individually surveyed trees (of a species identified for protection by the 1980 TPO) are of moderate, high/moderate or high quality. 26 of these 31 trees are being retained.
12. An extract from the submitted planning, design and access statement is provided overleaf to further explain the tree strategy. The landscape strategy plan is also attached to show trees to be retained, trees to be removed, and proposed new trees (including new specimen planting).

Extract from planning, design and access statement

- 4.39 Trees have been a very important consideration in the design process, and whilst many high quality trees are retained, a number of trees (as detailed in the Arboricultural Impact Assessment) will be removed to enable the development of the site to proceed. The lengthy and detailed process of selection of trees for retention and removal has involved the whole design team and liaison with Havant Borough Council officers.
- 4.40 Layout options have been considered in great detail to ensure that where possible, the trees which make greatest contribution to the setting of the listed buildings and to local landscape character will be retained.
- 4.41 There are locations where some trees that might otherwise have been retained need to be removed in order to provide a safe and appropriate environment for residential development. These include trees removed in order to enable necessary road access, drainage and services to be provided.
- 4.42 Trees on the outer edges of the site have been identified as important for bat and bird foraging and commuting and most of those trees have been retained.
- 4.43 Trees to be removed within the core of the site have been selected realistically, taking into account the degree to which they would be likely to be retained in the medium to long term given the new residential context.
- 4.44 The proposed development provides the opportunity to remove the many poorer quality trees and shrubs that are constraining the growth and appearance of the best retained trees. This thinning would also address issues of overshadowing and proximity in relation to residential development.
- 4.45 Key groups of trees and shrubs will be retained elsewhere on the site, including the group of trees 'holding the corner' at the Eastleigh Road/Bartons Road junction, trees forming the background to the lodge, and trees on the east side of the site adjacent to Horndean Road, where a strong distinctive group will form the structure to a new informal open space, providing them with a more sustainable growing area than the current car park surfacing.
- 4.46 North of the lake, where a large cedar that recently died was removed, there is a large gap and in view of the importance of this location in framing the house and providing its immediate setting, new arboretum specimen trees, including Incense Cedar, Dawn Redwood and Swamp Cypress, will be established north of the lake. These species reference the Victorian heritage of the grounds and will ensure the continuation of the period character of the grounds.



Could you please tell me are you aware if the current owners approached English Heritage (Historic England) and The National Trust regarding the building and grounds, to see if either of those bodies would be willing to buy the property and land?

The current owners have not made an approach to these organisations.

We note the following:

We understand that it is extremely rare for Historic England to acquire properties and only if they are donated. Criteria for acquisitions are much higher than the National Trust.

National Trust acquisition criteria are available at:

<https://www.nationaltrust.org.uk/features/our-acquisitions>

We understand that the National Trust not only looks for properties to be donated, but also endowed. This is not a viable proposition for Southleigh Park House which is privately owned as the asset of a pension scheme.

We note the following which is likely to reduce the level of interest in the site by the National Trust or similar:

- Nobody of national interest lived at the house
- The house did not play a pivotal role in the national history
- There are no remaining artefacts belonging to the original owners of the house i.e. no paintings, furniture etc.
- Though the buildings are of fine architectural merit externally, internally there is a low percentage of the rooms which retain high architectural merit. Generally, the buildings' interiors were stripped out in the 1970s by former owner Plessey, although the fabric of the building and some principal architectural features have subsequently been restored by the current owners
- There are remnants of the original landscaping, but the walled garden, glasshouses, water tower, summerhouse etc. were all demolished by Plessey in the 1970s.

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Appendix E

Conditions relating to FULL planning permission for change of use, alterations to and extension of existing buildings to 20no. residential units, (13no. units in the main house and 7no. units in the other listed buildings) with associated landscaping, parking and amenity space.

1. The development must be begun not later than FIVE 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. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies DM20 and CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

3. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4. No development shall take place until finished floor levels for the proposed building(s) relative to 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 2012

5. No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) and a programme for their phased implementation have first 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

6. No development hereby permitted shall commence 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 for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

7. No dwelling shall be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

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 2012.

8. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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) which forms part of the Development Plan, and National Planning Policy Framework.

9. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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

10. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

11. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12. Prior to the commencement of any above ground construction, details and specifications of external meter boxes on listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

13. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

14. 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 site occupiers.

15. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 16 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

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

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

16. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a 'watching brief').

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)"

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014]

17. Notwithstanding any landscape strategy submitted, 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 CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

18. Development hereby permitted shall be carried out in accordance with the approved plans:

P000A LOCATION PLAN

P001 EXISTING SITE PLAN

P002 TOPOGRAPHICAL SURVEY

P003 PARAMETERS PLAN (REV A)

P004 LANDSCAPE STRATEGY

P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
 P102 MAIN HOUSE - GROUND FLOOR EXISTING
 P103 MAIN HOUSE - FIRST FLOOR EXISTING
 P104 MAIN HOUSE - ELEVATIONS EXISTING
 P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
 P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
 P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
 P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
 P109 MAIN HOUSE - PROPOSED GROUND FLOOR
 P110 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
 P110 MAIN HOUSE - PROPOSED FIRST FLOOR
 P111 LANDSCAPE DETAIL LODGE
 P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
 P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
 P113 MAIN HOUSE - PROPOSED SECTION A-A
 P114 MAIN HOUSE - PROPOSED SECTION B-B
 P115 MAIN HOUSE - PROPOSED SECTION C-C
 P117 MAIN HOUSE - DOOR DETAIL WG18A
 P118 MAIN HOUSE - WINDOW DETAIL WG39
 P119 MAIN HOUSE - WINDOW DETAIL WG21 & 20A
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 P123 MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10
 P124 MAIN HOUSE - DOOR DETAIL XD03
 P201 COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
 P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
 P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
 P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
 P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
 P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
 P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
 P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS

- P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
- P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
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- P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
- P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
- P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
- P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
- P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
- P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
- P222 FORMER STABLES - PROPOSED SECTIONS C-C
- P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
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- P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
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- P305 GATE LODGE FIRST FLOOR ALTERATION PLAN
- P306 GATE LODGE ELEVATIONS ALTERATION PLAN

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160720-002 D ACCESS DRAWING
BJH 01 02 TREE SURVEY PLAN
P215 COACH HOUSE & FORMER STABLES - AMENDED
P220 COACH HOUSE & FORMER STABLES – AMENDED
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SUBMITTED ON 28/2/2018

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TRANSPORT STATEMENT
UTILITIES & SERVICING STATEMENT
DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

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Appendix F

Conditions relating to OUTLINE application with all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

1. The outline development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. Approval of the details of the following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:

- (i) the scale of the development;
- (ii) the appearance of the development
- (iii) the landscaping of the site
- (iv) the layout of all the buildings

Reason: In order to secure a satisfactory development

4. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

5. Construction of the buildings hereby permitted shall not 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 first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

6. No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved in writing by the Local Planning Authority. Each phase 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

7. Construction of the buildings hereby permitted shall not commence 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 have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8. Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority'. The development shall be carried out in accordance with the agreed details only.

Reason – to retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan 2011.

9. The dwellings hereby permitted shall not be occupied for that phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

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 2012.

10. No development hereby permitted shall commence for that phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of

existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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) which forms part of the Development Plan, and National Planning Policy Framework.

11. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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

12. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

13. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

14. Prior to the commencement of development, a programme for the phased implementation of 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 in accordance with the agreed programme 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.

15. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012

16. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012

17. Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement July 2017 and shall include the following details;

(a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

- (i) building form and depth,
- (ii) roofscape, including ridge lines and pitches,
- (iii) building heights (not to exceed 10.5m in height),
- (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
- (v) external materials,
- (vi) boundary treatment, and
- (vii) Parking principles (including cycle parking / storage).
- (viii) Details of Car Barns including materials, roofscape and building heights

(b) Principles for hard and soft landscaping within the site

Development shall be carried out in accordance with the approved Design Code document.

Reason - To ensure a satisfactory design for the development, in the interests of the character and appearance of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

18. Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: to ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011.

19. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

20. 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 site occupiers.

21. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 20 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

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

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

22. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a ‘watching brief’).

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved ‘watching brief’ shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)”

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014]

23. Development hereby permitted shall be carried out in accordance with the approved plans:

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 DESIGN & ACCESS STATEMENT - PARTS 1-6
 LLFA CHECKLIST

24. Notwithstanding any landscape strategy submitted, 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 CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

25. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies DM20 and CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

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