

APP/10/00737 - Extension of time limit for implementation of outline Planning Permission 02/52646/016 for new business and industrial development with new access from Harts Farm Way, incorporating extension of time limit for implementation and phasing of reserved matters and other matters., PERM,23/06/2011

APP/13/00498 - Consultation on application to Hampshire County Council to vary condition 2 of Planning Permission APP/11/01470., NPW,02/02/2016

APP/13/00592 - Application for removal of Condition 13 of Planning Permission APP/10/00737., PERM,12/02/2014

APP/13/00911 - Reserved Matters Application relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site., PERM,14/02/2014

APP/13/00919 - PWP Architects drawings numbers, 4812, 1006revL, 1007revM, 1008revE, 1009revJ, 1056revC, 1057revA, 1058revA, 1101revA, 1102revA and 1400revA. Upton McGougan drawing nos., 034.0036/2100P3, 2101P2, 2102P1, 2105P1, 2106P1, 2147P1, 2148P1, 2149P1, 2150P1, 2151P1, 2153P1, 2154P1, 2155P1, 2156P1, 2157P1, 2158P2, 2159P1, 2160P1,2162P1, 2164P2, 2165P1, 2166P1 and 2167P1. PWP Architects Design and Access Statement. Ecosa Ecological Statement. Barrell Tree Consultancy Arboricultural Statement including a tree protection plan. Upton McGougan Ltd/Structural Soils Ltd Final Report on Site Investigation at Harts Farm Way, Havant. Upton McGougan Drainage strategy. Museum of London Archaeological report dated January 2007. Cain stream drawing. Completed Application Forms., UNK,

APP/13/01145 - Discharge of Condition No. 6 of Planning Permission APP/10/00737 and APP/13/00592., PERM,17/02/2014

APP/14/00708 - Variation of Condition 6 of Planning Permission APP/13/00911 to allow changes in building footprint for required 6m exclusion zone between north east corner of building and adjacent electricity pole. (APP/13/00911 is a Reserved Matters Approval relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site.), PERM,06/10/2014

APP/14/01264 - Proposed removal of stockpiled material and associated engineering operations, UNK,

APP/14/01296 - Reserved Matters Application relating to Planning Permission APP/13/00592 for Plot 3 of new business and industrial development and associated discharge of conditions 3(i) the Reserved Matters: a, b, c and (ii) other matters, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w together with discharge of conditions 9, 11, 13 relating to that plot., PERM,31/07/2015

APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015

APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015

APP/16/00373 - County Matter application for variation of condition 12 of Planning Permission APP/13/00498 (to allow the acceptance of trade waste) at Havant HWRC, Harts Farm Way, Havant PO9 1HS., RNO,27/04/2016

APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid., PERM,23/11/2017

APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank., PERM,29/09/2017
APP/18/00160 - Non material amendment relating to installation of 3No. additional windows, PERM,29/03/2018

3 Proposal

Phased development comprising the erection of 3No. warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in phase 2) and associated parking and access from Hermitage Park.

The proposed development is to construct 3no. warehouse buildings that are to be split into five separate units. The building would be accompanied with ancillary office space, external yard areas as well as associated landscaping, 68no, parking spaces and 30no. cycle spaces. The three buildings are to achieve a GEA of 4,133sqm. Phase 1 would introduce 4no. units linked in pair achieving 3346sqm of employment floorspace with the remaining unit comprising 787sqm being brought forward in Phase 2.

The scheme is to shut the existing access to the site from Harts Farm Way and open up a new access point to the North from Hermitage Park. The proposed use of the units would be Classes B2/B8.

The application is accompanied by the following documents:

- Acoustic report
- Ecology report
- Transport assessment
- Drainage Impact Assessment and Drainage Strategy Report
- Ground Condition Survey
- Air Quality Assessment
- BREEAM Pre-assessment
- Design and Access Statement
- External Lighting Statement
- Workplace Travel Plan
- Utilities report

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)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

A public foul water sewer is located on the site. Consultation with Southern Water will be required.

Coastal Engineering

No comments received.

County Archaeologist, Strategic Environmental Delivery Group, HCC

Archaeological issues regarding this site were addressed at the outline stage and then in association with application 13/00911. The site was also the subject to an archaeological survey in 2006 which did not reveal any archaeological evidence, indeed it suggested the site has been truncated by past development. No objections.

County Ecologist

Initial response:

The overall ecological impacts are likely to be limited however, there is potential for some useful ecological mitigation / enhancement. Please include a condition requiring an ecological mitigation strategy.

Further response:

The agent's justification for not providing a full ecological mitigation strategy is justified and this was not a requirement for the previous application on this site. However, a short strategy for dealing with the removal of all vegetation and other measures such as the use of native plantings. It is just to add specific detail to the broader ecological recommendations made in the ecology report.

County Minerals

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

It lies adjacent to the following safeguarded sites:

- Havant Household Waste Recycling Centre (HWRC), operated by Veolia
- Harts Farm Way Waste Transfer Station, operated by T J Transport
- Bedhampton Aggregates Wharf, operated by Solent Aggregates Ltd &
- Tarmac Limited
- Budds Farm Wastewater Treatment Works, operated by Southern Water Services Ltd

This area is informed by the safeguarded sites list as defined through **Policy 16: Safeguarding – mineral infrastructure** and **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 minerals or 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 HCC 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-policyhome/hmwp-spds.htm>

Crime Prevention -Major Apps

No comments received.

Department of Transport, Highways England

No objections

Southern Water

Summary of response:

No development or new tree planting should be located within 3.5 metres either side of the external edge of the public sewers and all existing infrastructure should be protected during the course of construction works.

No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.

Please include following condition:

"The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

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.

Please include following condition:

"Occupation of the development to be phased to align with the delivery of sewerage infrastructure to prevent the increased risk of flooding'.

Our initial investigations indicate that Southern Water can provide surface water disposal to service the proposed development, for a surface water flow of 33 l/s for connection at manhole reference SU70059854. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Please attached following informative:

'A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructurecharges>'

The applicant needs to ensure that arrangements existing for the long term maintenance of the SUDS facilities.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site. The following condition should be attached to the consent:

"Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Further response:

Generally during the initial / outline stages of planning consultations, we request appropriate drainage conditions to be imposed on the planning permissions. This gives the opportunity for the applicant to address all drainage related matters (also the ones commented by Southern Water) at later stage.

With regards to the proposals of this application:

- The applicant has provided more than one drainage layout (clarification is needed to determine the final proposal);
- The public sewer shall be exactly located on site by the developer and the required stand off distances of any buildings from public sewers shall be determined;
- Southern Water will not accept any structures, attenuation tanks or above ground storage to be constructed over or within stand off distance of public sewers;
- The connections to the public sewer shall not be done against the flow
- The discharge of trade effluent requires from the applicant to apply for Trade Effluent Licence from Southern Water inspector.

Environment Agency

No objection.

The applicant will need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work in, under, over or near a main river. The construction of the proposed outfalls (shown in Appendix E of the Drainage Strategy) will require an Environmental Permit for Flood Risk Activities.

An Environmental Permit may also be required for any other permanent or temporary works in, under, over or within 8m of the Main River. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact your local Environment Agency FRA Permitting Office psohiow@environment-agency.gov.uk.

Environmental Health Manager, Community Group

No objections.

Environmental Health - Contamination

Ground conditions - conditions proposed.

Drainage Impact Assessment & Strategy - further information required to demonstrate that pollutants released at the surface will be prevented from passing downstream in acceptable volume .

No other objections.

Further response on 14/6/18:

Following the information submitted by the applicant on 14/6/18 advising that they will be using a vibro compaction method for piling, the previously advised construction risk assessment and piling condition can be replaced with:

‘Foundations to be formed using the vibro compaction method unless otherwise approved by the local planning authority in writing’... for the same reason.

The other recommended condition relating to proposed risk mitigation measures should still be included.

Hampshire Fire & Rescue

No comments received.

Hampshire Highways

Highway Authority's comments on the application should be made by the District Council's own engineer.

However, whilst this is a matter that will be commented on by the District Council's Engineer, it should be noted that this site will be required to complete the S278 works to close the redundant access to the site (formalised by a Stopping Up order) and link the footpath on the north sides of Harts Farm Way. This is in accordance with the outline planning application for the same land (APP/10/00737 (permission granted 23rd June 2011)).

Highways Engineer, Development Engineer

This development will trigger the requirement to remove the old access to the depot which has been agreed with the Highway Authority by means of an existing 106/278 Agreement.

Landscape Team, Havant Borough Council

No objections but following points to be raised:

- Building height - taller than other nearby buildings. Too close to Harts Farm Way. This current design/layout is deemed to be contrary to planning policy CS16 High Quality Design 1 (c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plots widths and depths, materials and proportions of windows and doors.
- A minimum landscape buffer of 5m between the footway on Harts Farm Way and the proposed building is required to retain the existing streetscape vernacular. The 5m buffer will also afford sufficient space to plant trees / hedgerow to help soften views onto the site from harts Farm Way.
- Lack of clarity of the proposed building materials and colour within the submitted documents.
- The site layout drawing no. 001.103.01.201 depicts tree planting along the southern boundary within very narrow planting beds and too close to the proposed building. The planting beds need to be big enough to support the trees to maturity and with enough room from the building to allow natural canopy growth. Native legacy tree planting would be preferred to act as screening.
- Further details on hard landscaping, soft landscaping and boundary details is required for submission.

Recommend following conditions:

- A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
- Boundary details requiring submission for all boundary treatments of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

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

Langstone Harbour Board

No comments received.

Local Lead Flood Authority HCC

Initial response:

We have reviewed the following information in relation to the planning application:

Drainage Impact Assessment and Drainage Strategy V1.1

We require further information/clarification on the proposals in order to provide a response:

- Information is required to evidence that the correct level of water treatment has been provided in accordance with the Ciria Suds Manual C753
- The calculations provided are minimal and more detailed calculations are required to demonstrate that the proposals are sufficient.
- Additional information relating to exceedance routing is required. This should demonstrate how water flows around the site if storms exceeding design criteria or blockages occur.

Officer note: *Further clarification was requested from the LLFA from the agent as calculations were provided for the pre- and post development run off along with storage volume calculations.*

Further response from the LLFA:

The applicant has only used quick storage estimates and therefore there is no way of knowing whether the levels work to facilitate the design. Additionally there has been no modelling of the drainage system at all to help alleviate our concerns.

As a result, our previous comments still stand.

Natural England Government Team

Natural England has not assessed the application and associated documents for impacts on protected species and habitats and recommends that your authority requests a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) ecologist.

Provided the implementation of the HCC approved BMEP is secured by any permission then your authority may be satisfied that it will have met its duties relating to conserving biodiversity under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. We would advise that the BMEP includes measures for biodiversity enhancements within the site such as the use of native species in the landscape planting schemes, planting of species-rich grasslands, and the provision of bird and bat boxes as appropriate.

Please note that BMEPs approved by a HCC ecologist do not require further consultation with Natural England. In the event that a BMEP cannot be agreed with the applicant then Natural England should be re-consulted on the proposals so that we can reconsider our advice.

We note that a CEMP has been submitted. We would recommend that this includes best practice measures for pollution control during the construction work in the event of any incidents.

Officer Note - A BEMP is not required by the County Ecologist for this application.

Property Services Manager, Corporate Group

No adverse comments in respect of this application.

Southern Electric

No comments received.

Southern Gas Network

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

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

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

When works on site are due to start, another request for information and updated maps must be made via our online system as a 'planned works' enquiry

Traffic Management, East Hampshire District Council

There appears to be no public transport serving the site which justifies the reduction in provided car parking spaces.

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: 17

Number of site notices: 1

Statutory advertisement: 06/04/2018

Number of representations received: 0

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) Landscaping / tree considerations
- (v) Drainage
- (vi) Other matters

(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.

Policy CS2 of the Core Strategy sets the target for Havant to produce 45,500sqm of B2 land and 41,500sqm of B8 warehousing between 2006 and 2026. Policy CS3 seeks to encourage development that will increase employability and raise skill levels within Havant. This is supported by site specific allocations as present in the Allocations Plan. The application site forms part of the wider Harts Farm Way North preferred employment land allocation as set out in Policy HB2 (Site BD9) of the Allocations Plan. The overall site is earmarked for B2 / B8 uses.

It is identified in Policy HB2 that site BD9 has the potential to deliver 16,3000sqm of employment floor space . However, in light of recent completions on the wider allocation site, the emerging policy C1 of the draft Local Plan 2036, indicates that the site has a reduced target of 12,675sqm for the wider site. The proposed development would increase employability and introduce 4,133sqm of B2 / B8 floorspace which would be a positive contribution to the policy requirement.

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

Two of the proposed warehouses would be built in phase 1 and the third in phase 2 and all subdivided into smaller units. The first two would be the larger units and would be separated by an internal car park. At 14m in height, these would be noticeably higher than any other existing building on the Hermitage Park Industrial complex or the surrounding area. Both units would also be positioned close to the southern boundary with Harts Farm Way. This is similar to a development further along at Plot 3 (P&I Generators) which also has a large unit very close to the highway. This scheme has incorporated a line of trees along the road frontage to soften the appearance. Landscaping details have not been submitted at application stage so there still could be opportunity for some landscaping to be incorporated on the application site.

Whilst the proposed units are notably higher, in terms of their impact on the character and appearance of the area, the units have been designed to appear industrial in nature proposing muted tone materials that are in keeping with the local vernacular.

The units would be located in an industrial area and therefore would not appear out of context. The topography is relatively flat and therefore the units would have less visual impact than if located on a slope. In terms of a planning balance, the units are large however, there is some scope for landscaping and there are further benefits are bringing an redundant site back into use whilst providing economic benefits to the Borough.

(iii) Highways and parking considerations _

A Transport Assessment (TA) and Travel Plan (TP) have been submitted with the application which outlines the proposal in terms of the new access for the site, parking provision and proximity to the local public transport. The TA concludes that having had regard to the resultant traffic generation and the existing local highway conditions, it is considered that the scale of the proposed development would not result in a severe impact on the local highway network. The new access from Hermitage Park would allow for the safe turning of large vehicles without disrupting the flow on Harts Farm Way. The Council's Highways Engineer has been consulted and has not raised any objections to the application.

The Development Engineer has identified that the development would trigger the requirement to remove the old access into the site when it was used as the former Council depot and fill in the footpath along the north side of Harts Farm Way. The applicant recognises the requirement to complete these S278 works. An informative would be included on any decision notice to remind the applicant of this requirement.

With regards to parking provision, a total of 68no spaces are being provided and 30no cycle spaces. The adopted parking standards are different for B2 and B8 uses and therefore the TA includes a table which sets out the amount of B2 and B8 space in each unit and calculates the required number of spaces. Based on this, the parking provision would result in a shortfall in one space. However, there are good pedestrian and cycle links to the site and the TP will actively encourage these alternative methods of transport. Overall it is considered the economic benefits which are associated with the application outweigh the small short fall in parking provision.

(iv) Landscaping / tree considerations _

The site is a generally cleared area of land with no landscaping or trees. Therefore there are limited ecological threats resulting from the development. However the application has been submitted with a Phase I Ecological Survey which concludes that the site has low ecological value. The County Ecologist has been consulted and has advised that a short strategy for dealing with the removal of all vegetation and other measures such as the use of native plantings is required as it would add specific detail to the broader ecological recommendations made in the ecology report. This would be included as a condition on any planning approval.

(v) Drainage

A Drainage Impact Assessment and Drainage Strategy was submitted with the application and following comments from the Local Lead Flood Authority (LLFA), an amended version was submitted. However both Southern Water and the LLFA still require further information to be submitted. Therefore it would be reasonable to request a further amended drainage strategy to be included as a pre-commencement condition so that the LPA can be assured that an adequate drainage system would be implemented for the development.

(vi) Other matters .

Both an air quality report and noise assessment report were submitted with the application. The Council's Environmental Health Team have been consulted and are satisfied that the development would not result in either unacceptable air noise emissions.

8 **Conclusion**

The proposal for three large industrial units would result in employment and economic benefits for the Borough. Although they would be taller and larger than other units on the Hermitage Park site, they would not be out of context or character within an established industrial setting and with appropriate conditions for landscaping details to be provided, there is opportunity to soften the impact. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00287 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:

Acoustic report
Phase I Ecological report
Transport assessment
Drainage Impact Assessment and Drainage Strategy Report
Ground Condition Survey
Air Quality Assessment
BREEAM Pre-assessment
Design and Access Statement
External Lighting Statement
Workplace Travel Plan
Utilities report
Site Layout Plan - 001.103.01.201 D
Location Plan - 001.103.01.200
Units 1 & 2 Floor Plans - 001.103.01.202 Rev C
Units 1 and 2 elevations - 001.103.01.205 C
Units 3 and 4 elevations - 001.103.01.206 B
Units 3 and 4 Floor plans - 001.103.01.203 B
Unit 5 elevations - 001.103.01.207 Rev B
Unit 5 floor plans - 001.103.01.204 Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 Foundations for the development hereby approved to be formed using the vibro compaction method unless otherwise approved in writing by the Local Planning Authority.
- Reason:** A degree of residual contamination is known to exist at within soils at the site. The site overlies a 'major' aquifer, and land is comprised of soils with high leaching potential. The Source Protection Zone 1 for the Bedhampton & Havant Springs water supply lies within 250m of the site boundary, and Portsmouth Water Company has previously expressed concern regarding risks to the abstracted supply from Boring and Piling activities in this area. 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.

- 4 The development hereby permitted shall be carried out in accordance with the recommended Risk Mitigation measures outlined in section 10.1 of the Ridge Ground Condition Assessment Report Ref 5004378-RDG-XX-ST-DOC-C-0101 October 2017, unless otherwise agreed in writing by the Local Planning Authority. Any contamination encountered during development which is inconsistent with that characterised within the 5004378 report shall be reported to the Local Planning Authority, be appropriately assessed, and be treated, mitigated, removed, or encapsulated as circumstances dictate.

Prior to the occupation of any relevant part of the permitted development, a verification report shall be submitted to- and approved in writing by- the Local Planning Authority. The report must demonstrate that selection of potable supply pipework is appropriate to mitigate the risk of supplies being tainted by residual hydrocarbons, that buildings (and enterable voids) are adequately protected from the risk of ground gas ingress, and must summarise (assessment &/or remedial) works required to address any unexpected contamination encountered during groundworks.

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], A degree of residual contamination is present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers, buildings and services.

- 5 Prior to the commencement of development activities, an ecological strategy statement shall be submitted. The strategy shall includes details of the measures for the removal of vegetation from the site and details of any mitigation measures.
- 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.

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

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

- 7 Notwithstanding details provided in the amended Drainage Impact Assessment and Drainage Strategy V2, no above ground construction shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of any other proposed ancillary drainage works/plant (e.g. pumping stations) and measures which will be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No above ground development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:

i. evidence that the correct level of water treatment has been provided in accordance with the Ciria Suds manual C753

ii. More detailed calculations to demonstrate that the proposals are sufficient

iii. Further information relating to exceedance routing which should demonstrate how water flows around the site if storms exceeding design criteria or blockages occur.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding any planting proposals in the approved plans, no above ground construction shall commence until a detailed soft landscaping scheme requiring the submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs hedges, marginal, bulbs and any areas of turfing / seedlings. Planting areas should show the locations of different single species groups in relation to one another and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as the proposed planting implementation programme.

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 for policies CS16 and DM8 of the Havant Borough Local plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

- 10 No above ground construction shall commence until hard landscape details requiring the submission of fully annotated plans have been submitted to and agreed in writing by the Local Planning Authority. Only such agreed details will remain in site thereafter.

Reason - to ensure the appearance of the development is satisfactory and having due regard for policies CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

- 11 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.