

Recommendation: **GRANT PERMISSION**

6 x 1no. beds (2 of these would be provided in the annexe)
7 x 2no. beds

No. 188

3 x 2no. beds

2 x 3no. beds

The building and annexe at No. 190 would be of a traditional brick and rendered appearance with white render to all walls above 800mm and red brick below (to match Seacourt house. Windows would be white pvc and roof tiles will be concrete plain tiles again to match Seacourt House. The building at No. 188 to the east of the site will be a combination of white render and grey render. The window frames would be in Umbra Grey Aluminium (RAL7022) and the upright vertical posts to the front Elevation will be in Trespa Pura Royal Mahogany PU04 The roof would be finished with sarnafil (or similar) grey single ply roofing system Railings are to be galvanised/ or marine chrome finish steel.

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 Council Developer Contributions SPD

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections further to the clarification from the applicant's tree consultant.

Building Control, Havant Borough Council

Distance to the east boundary should be confirmed as the size and number of windows on this elevation could potentially exceed permitted limits for unprotected areas.

There is a public foul sewer and a surface water drain on the site. Southern Water should be consulted.

Officer Note - Southern Water have been consulted. See below.

County Archaeologist

No objections

Ecology Consultant

The application is now accompanied by a Bat and Protected Species Scoping Survey Report (Ecological Surveys Ltd, May 2017). This report concludes that due to an absence of potential roost features the two dwellings and associated structures offer negligible potential for supporting roosting bats. Similarly, there is no evidence of nesting birds being present. I am content that the site is generally unconstrained.

If you are minded to grant permission can I recommend that ecological mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Bat and Protected Species Scoping Survey Report (Ecological Surveys Ltd, May 2017) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation and enhancement features shall be permanently retained and maintained.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

The applicant will need to provide a contribution towards the Solent Recreation Mitigation Partnership (SRMP).

Environmental Health Manager, Community Group

No objections

Hampshire Highways

Council's Engineer to comment.

Highways Engineer, Development Engineer

The existing houses have two vehicular dropped kerb and this proposal has only one access which is a modification of the existing eastern access.

1. A condition will be required for the stopping up and reinstatement of the kerb line to western access and a modification of the eastern access.

2. The parking/turning layout and cycle parking should be constructed in accordance with the submitted plan

Housing Needs Manager, Havant Borough Council

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on site. Reasons would need to be given for a financial contribution in lieu of provision. This will be calculated using the methodology contained within the Havant Borough Council Housing SPD July 2011, and will require the internal floor areas of each of the units and the expected sales values of the apartments. Should this application proceed to final development it will help to improve the supply of both affordable and market homes in the Borough

Officer Note - *The applicant provided a Financial Viability Assessment (FVA) which concluded that the development would be unviable if either affordable housing, or a contribution in lieu were to be provided. In accordance with Policy CS9 of the Local Plan, the viability report was reviewed by an independent third party. Their conclusion was that the scheme would be completely unviable if affordable housing were to be provided, given the other variables involved with the GDV of the site. This is further discussed in Section 7 below.*

Landscape Team, Havant Borough Council

The Landscape Team has no adverse comments regarding the submitted application.

Landscape conditions associated with boundary treatments, detailed soft landscape proposals and hard landscape proposals are recommended.

Local Lead Flood Authority HCC

Surface Water Drainage

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

- Drainage and Foul Sewerage Assessment

The overall approach adopted in the preparation of the drainage assessment is acceptable. However, further information/details are required as part of the detailed design. We recommend that the following condition is attached to the consent:

“Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority.”

Officer Note - *further advice is contained within the consultation with regards to the elements which should be considered for the detailed surface water strategy in the full response which can be found here:*

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_240399

Planning Policy

No objections

Southern Water

Exact position of a public foul and surface water sewers within the site. Exact position of the public sewers must be determined on site.

No development or new tree planting should be located within 3m either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5m of the a public sewer. All existing infrastructure to be protected during construction works. No new soakaways should be located within 5m of a public foul and surface water sewer.

If consent is granted, please attach a conditions e.g the developer must advise the local authority (in consultation with SW) of the measures which will be undertaken to

protect the public sewers, prior to the commencement of development.

SW requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. Please attach an informative to this effect.

A condition should be included to require further details of foul and surface water sewerage disposal to be submitted and agreed prior to the commencement of development.

Traffic Management, HBC

The traffic team has no adverse comment to make on this application

Waste Services Manager

No objections

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: 14

Number of site notices: 2

Statutory advertisement: 14/04/2017

Number of representations received: 3no representations were received from 2no. addresses in Victoria Avenue.

Comment	Officer Comment
Car park would cause noise and disturbance to the properties in Victoria Avenue and impact on privacy, outlook & security.	This is further discussed in Section 7 0 Planning Considerations.
You have suggested acoustic fencing. Would we have the opportunity to choose the height & style.	Details of the fencing would be provided subject to a planning condition to ensure it is adequate.
With regards to the two windows in the roof on the north elevation A105 V5 - will these overlook properties at the rear in Victoria Avenue.	This is further discussed in Section 7 0 Planning Considerations.
With regards to the building which would become an annexe, there is potential for noise disturbance. Could this be changed for a cycle shed?	This is further discussed in Section 7 0 Planning Considerations.

Proximity of the northern section of the car park. There is potential for noise, disturbance and fumes. Could some of the bays be moved and to grass to join the indicated grass area. The placing of the acoustic fence is very important.	This is further discussed in Section 7 0 Planning Considerations.
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway and parking considerations
- (v) Drainage
- (vi) Trees and landscaping
- (vii) Ecology
- (viii) Developer contributions and legal agreement

(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. Policy AL1 of the adopted Allocations Plan advises that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (improves the economic, social and environmental conditions in the area). Planning applications that accord with the policies in the adopted local plan will be approved, unless material considerations indicate otherwise. The location of the proposed development is in a sustainable area with access to amenities in the form of public transport, health provision and retail opportunities and so in principle is considered to be a suitable location for more intensive residential development.

Policy CS9(2) of the Core Strategy requires the provision of affordable housing between 30-40% or a contribution in lieu of on site provision. The applicant has carried out a financial viability assessment (FVA) which has concluded that the scheme would be completely unviable if it provided affordable housing either on site or as a contribution. In accordance with Policy CS9, this FVA has been subject to a third party review. The findings of this review concur with the FVA in that the scheme is already unviable and the provision of affordable housing would make it almost impossible to deliver financially. So whilst the proposal does not meet the requirements of Policy CS9(2), it is considered that sufficient evidence has been provided to justify why there is a lack of an affordable housing provision and why the scheme cannot meet the social requirement for being a sustainable form of development.

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

Hayling Island sea front comprises a wide mix of dwelling types and buildings. However, the general character on this section of the Sea Front is that of large

detached buildings, used as either as single dwellings or apartment blocks which are set back from the highway to give a fairly linear front building line. The buildings in this section are a mixture of ages including both traditional styles and very modern architectural buildings. Policy CS16 of the Core Strategy 2011 states that development should respond to local context and respect existing features of natural, historic or local character within or close to the proposed development site. The characteristics of the locality should also be used to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths and materials.

At present the site is divided into two, with each site containing a large detached dwelling with its own vehicular access into each site. The proposal seeks to retain the two separate sites but increase the density through the use of apartment blocks, designed as individual houses. No. 190 Sea Front would contain a housing block which would appear similar in design to Seacourt House which is further west along the Sea Front frontage, whilst No. 188 would be replaced by a contemporary building, similar in character to a recent modern development at No. 202.

No. 190 would be larger in scale, height and massing than No. 188 and would contain the majority of the units, its own entrance, bin stores, cycle stores and some parking spaces. Two of the units would be located within an annexe which would replace an existing outbuilding on the north west corner of the site. It would feature a mixture of pitched roofs with gable end corners, almost identical to Seacourt House. It would also be set back by a similar distance from the highway. It would be constructed of traditional brick and rendered appearance with white render to all walls above 800mm and red brick below and white pvc windows and plain tiles to match Seacourt House. No. 188 would comprise a very interesting form of contemporary architecture with hint of Brutalism, using bold lines and a mixture of contemporary materials. Both plots would include amenity areas both at the front and rear of the proposed buildings and parking and turning areas on site. Furthermore, there is open space opposite each site on the beach and sea front itself.

Overall the plots are able to accommodate the density of development without appearing cramped or congested, being set off away from the majority of shared boundaries and retaining protected trees on No. 190. It is considered that the design approach would comply with Policy CS16 by not only retaining the character of the streetscene, but providing an enhancement with the proposal for high quality, interesting architecture but which also increases the density on the site, providing much needed housing units.

(iii) Impact upon residential amenity

No. 192 lies to the west of the proposal and is positioned closer to the highway than the existing property at No. 190. This would also be the case with the proposed building. However, as this property is set off the shared boundary by 8m and with the new building being set off the boundary by 9m, it would have a limited impact on the rear outlook from No. 192, even though it would be a much larger building in terms of height and massing. The potential for overlooking comes from the side facing windows in the west elevation where there are two at first floor level and one rooflight at second floor level. However, these windows would be set back from the shared boundary by 9m and then have to overlook a garage roof, before any view is afforded into the rear amenity space of No. 192. The application is proposing a line of mature evergreen trees to be planted along this section of the side boundary to restrict any view into the garden. These could be secured by a planning condition to remain in situ once

planted. Overall it is considered that with the distances and landscaping proposed, the impact would be limited on this neighbouring property and it is noted that no objections have been received to the scheme from this property. Furthermore, the access road adjacent this property is being removed and replaced with a garden area.

No. 28 Alexandra Avenue lies directly to the east of No. 188, with very similar building lines. The new building at No. 188 would extend further into the plot and past the rear building line by 7m. However, this section would be single storey and set in from the boundary by 6.2m. No. 28 Alexandra Avenue is orientated so that the frontage faces east, away from the application site, with the garden and amenity space being located to the north. There would no overlooking windows in the side elevation of the new building and the flat roof of the rear section would not be used as a balcony area, which could be restricted through the use of a planning condition. Overall it is considered that the impact on this property would be limited and it is noted that no objections have been received to the scheme from this property.

With regards to properties in Victoria Avenue, concerns have been raised with regards to potential overlooking from the rear facing windows and disturbance from the siting of the car parking adjacent to the rear boundary and the use of the annexe. To mitigate these impacts, a landscaping buffer of 1.1m has been proposed around the parking court and the use of acoustic fencing is proposed. The details of this in terms of heights are yet to be provided but could be secured by condition. The rear garden depth of No. 30 Victoria Avenue is approximately 25m, as is No. 32, and No. 26 Alexandra Avenue, which lies to the north east of the parking area has a rear garden of 22m. Given these distances and the use of landscape buffers and acoustic fencing, it is considered that this would provide the necessary mitigation from excessive noise disturbance from vehicular activity. Furthermore, the Council's Environmental Health Officer has been consulted and has raised no objections.

With regards to the potential for overlooking from the rear facing windows, these would be positioned some 20m from the shared boundary with the properties at the rear with the rear elevations of these properties being some 25m further back, so a total distance of 45m. At this distance, it is considered that the level of overlooking which would occur would be minimal and acceptable in planning terms and in line with the Council's Design Guide SPD.

With regards to the use of the annexe as a residential building, this would be located over 25m in distance from the properties at the rear in Victoria Avenue and therefore their use as residential units is unlikely to result in significant harm with regards to potential noise. They are single storey also so any overlooking would be minimal - only the ground floor windows heads would be visible over the acoustic fence.

(iv) Highway and parking considerations

The two buildings would be served by one central vehicular access from Sea Front which would lead to two, separate parking and turning areas at the front of the sites and northwards to a shared parking area at the rear. There would be a total of 32 spaces on site which would accord with the Council's adopted parking standards for the number of units, leaving 2no units for visitors. There is also a large public car park opposite the site which can be used by visitors to the site.

The Council's Development Engineer has been consulted and has advised that a

condition will be required for the stopping up and reinstatement of the kerb line to the existing western access and a modification of the eastern access and also that the parking/turning layout and cycle parking should be constructed in accordance with the submitted plan. Subject to conditions, it is considered that the proposal accords with Policy DM13 of the Local Plan.

(v) Drainage .

A drainage and foul sewerage assessment was submitted with the application. Due to the number of units proposed, the Local Lead Flood Authority (LLFA) has been consulted and have advised that the overall approach adopted in the preparation of the drainage assessment is acceptable. However, further information/details are required as part of the detailed design and a condition should be attached to any permission requiring details of proposed means of surface water disposal to be submitted to, and approved in writing by, the Local Planning Authority. Southern Water were also consulted and advised a similar condition and also a further condition for the public sewers crossing the site to be protected.

(vi) Trees and landscaping .

The site contains 2no. protected trees within the plot of No. 190 close to the west boundary. An Arboricultural Impact Assessment was submitted with the application which was initially found to be unacceptable due to a lack of information however, after further clarification, the Council's Tree Officer is able to support the scheme on arboricultural grounds, being satisfied that the proposed development would not compromise the protected trees and therefore being in accordance with Policy DM8. The proposal includes several areas of new landscaping, the details of which would be subject to a planning condition.

(vii) Ecology

Given the proximity of the application site to sites designated for their nature conservation interest the application has been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in dwellings, which would be likely to lead to a significant effect (as described in Regulation 61(1)(a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA). Furthermore the development is not necessary for the management of the SPA. As a result a mitigation package is required, which can be secured through a financial contribution to the Solent Recreation Mitigation Project at a scale of £181 per dwelling (net) (plus monitoring and administration fees). Subject to this mitigation package being secured, the level of mitigation provided is considered sufficient to remove the significant effect on the SPA which would otherwise have been likely to occur. As such, an appropriate assessment under Regulation 61 of the Habitats Regulations is not

necessary. The relevant fee is to be secured via a s106 agreement for the site which has been returned and completed. The proposal therefore accords with Policy DM24 of the Local Plan.

The application is accompanied by an Ecology Statement in respect of bats and protected species which has been considered by the County Ecologist to be acceptable and a condition has been recommended which requires the development to be carried out in accordance with the ecological measures proposed.

(viii) Developer contributions and legal agreement

The proposal is CIL liable for £71,504.46. Additionally a S106 has been completed in respect of the following matters:

- (i) A contribution in respect to the Solent Recreation Mitigation Project at a cost of £181 per unit.
- (ii) Provision of a management company for the common parts of the site.

8 Conclusion

The proposal is not able to provide affordable housing so does not comply with local plan policy in this respect - however, this has been justified through a viability review. On balance, it is considered that the proposal would result in a sustainable form of development in all other regards which would provide well needed housing units whilst forming two examples of high quality design along this area of the Sea Front, which would improve and enhance the streetscene. The impacts on residential amenity are considered limited and acceptable; the highway and drainage strategies are sound, and the potential impacts on protected trees and ecology have been appropriately mitigated. It is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00311 subject to the following conditions

A - the completion of a S106 agreement in respect of the terms set out under 7 (viii) above

AND

subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Proposed FF plan - DN: A101 V4
Proposed GF plan - DN: DN: A100 V4
Proposed SF plan - DN: A102 V4
Tree Protection Plan - DN: A103 V4
Proposed Views - DN: A104 V4
Proposed elevations - DN: A105 V4
Annexe floor plans and elevations - DN: A106 V4
Siet sections and location plans - DN: A107 V4
Streetscene - DN: A108 V4
Arboricultural Impact Assessment - 20 March 2017
Email from Kim Gifford - 30 May 2017
Design and Access Statement
Proposed site plan - DN: A103.2 V4

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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 building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 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.
- 6 The car parking, cycle parking provision and servicing and other vehicular access arrangements shown on the approved plans to serve the development

hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Bat and Protected Species Scoping Survey Report (Ecological Surveys Ltd, May 2017) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation and enhancement features shall be permanently retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 8 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 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including acoustic fencing, boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and 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.

- 10 No above ground 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 has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The occupation of the buildings hereby permitted shall not commence until the existing access into No. 190 from Sea Front has been closed and the kerb fully reinstated.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The flat roof area at first floor level at the rear of the replacement building at No. 188 Sea Front shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

- 13 The buildings hereby approved shall not be occupied until details of any proposed external lighting have been submitted to and agreed in writing by the Local Planning Authority. Only such approved external lighting shall be installed at the site.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development shall be carried out in strict accordance with the Arboricultural Impact Assessment and Tree Protection Plan by Gifford Tree Service dated 20 March 2017 and the email from Kim Gifford dated 30 May 2017.

Reason: In the interests of the protection of on site trees and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 No development shall commence until details of the measures to be undertaken to protect the public sewers crossing the site have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Such approved measures shall be undertaken at all times throughout the demolition and construction phases.

Reason: To safeguard the amenities of the locality 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.