

Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission).		
Application No:	APP/17/00613	Expiry Date:	11/08/2017
Applicant:	Mr Boothroyde Marblesea Ltd		
Agent:	Mr Ash Ashplan	Case Officer:	Tina Pickup
Ward:	Hayling West		

1 Site Description

2 Planning History

09/52209/035

APP/14/00692 - Erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store. Permitted 24/09/2014

APP/15/00314 - Retention of existing external ice rink along with ancillary structures including timber cabin, ice skate stores, roller awning and seating area for use from 1st July 2015 until 2 January 2016., TPP,22/05/2015

3 Proposal

This application is a resubmission of APP/14/00692 which was permitted but never implemented. The application is identical and seeks planning permission for the erection of a terrace of 3 dwellings in the grounds of the hotel, to be located within the open grassed area to the north of the hotel building, adjacent the exit drive. The 3 dwellings have been designed to reflect the character of the Listed Building and the terrace includes a central gable. The eaves would be set lower than the hotel with the use of flat roofed dormers; the ridge would match that of the hotel and the end gables would have half hips.

The terrace would be sited between 7m and 6m back from the front boundary wall and 1m from the northern most facade of the hotel buildings. The central house would have its front door on the west elevation whilst the two end dwellings would have their entrances on the two side elevations. The garden depths vary from 7.2m to 6.8m and include a flat roofed cycle store/shed constructed against the boundary wall. The existing frontage boundary wall (which is 2.1m high) would be extended round, after a gap for pedestrian access, at a low level creating a 'front garden' effect for plot 1, before increasing to 2.2m high to provide secure rear boundary to the rear gardens. Six car parking spaces are provided at the rear of the dwellings, adjacent the service area to the hotel.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS5	(Tourism)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

None received - previous comments on APP/14/00692 - No arb objections to this proposal. Please condition a Tree protection Plan

Conservation Officer, Development Control

No objection

The site is located on the east side of Manor Road in Hayling Island and includes the Newtown House Hotel and its grounds. The hotel is a two/three storey red brick building from C19 with gable fronts and feature bay - it is a Grade II Listed Building. The building has had numerous extensions and alterations and includes detached leisure buildings, which are not part of the listing.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Any proposals fall to be determined under the National Planning Policy Framework (NPPF) and associated national guidance. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012.

I am satisfied the scale, mass and design of the new building will complement the existing hotel building. If executed in high quality materials it should positively enhance the street frontage I am satisfied it will not compromise the setting of the listed hotel. I advise the boundaries dividing the rear gardens from the remaining hotel grounds should be in brick rather than close boarded fence. Quality of materials and execution will be crucial to the final outcome. Given the sensitive location immediately adjacent to the listed building, if permission is to be granted I wish to see the imposition of conditions covering the following matters:-

1. Submission of samples of all external materials to the LPA for approval in writing.
2. Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in full accordance with the approved details. Reason: The proposed building is located immediately adjacent to a listed building (Newton House Hotel) where particular care in the choice of materials and detailing is necessary to ensure a satisfactory appearance
3. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Reason: To minimise the impact on the visual appearance of the dwellings.

Crime Prevention -Minor Apps

None received

Environmental Health Manager, Community Group

Contamination

I have reviewed the application against the available spatial resources. In terms of background information & context, I would draw your attention to Environmental Health consultation response to APP/15/00215, within which the broad history of the site is outlined, along with a description of some potential sources of low level contamination that could potentially be significant to a contamination sensitive receptor within a limited averaging area.

This application differs to 00215 in that it is residential in nature, including private garden areas of limited size (i.e. representing a small averaging area, increasing the likelihood that any contamination that may be present in a localised hotspot would be significant within the context of the plot, and therefore to the future occupants).

The application site corresponds to an area of the site that was used as an orchard from <1867 until around 1910 (approximately). The site may have been commercially productive during the period of this use. Commercial orchards can have associated contamination, largely due to the intensive use of ground improvers and pesticides / herbicides - particularly prominent at apple orchards. Contaminants may include clinker, ash, arsenic and other persistent metallic substances.

The proposed plots have 2 bedrooms and private garden areas, being suitable for small family accommodation, and therefore considered to be contamination sensitive. The relatively limited garden areas increase the likelihood future occupants being exposed to any elevated contaminants, and therefore increases the potential for any contamination present to be significant in health terms.

I have no in-principle objection to the proposals, subject to a standard suite of CL conditions being applied to any consent granted. The desk study element is likely to be less important given the history of the site (and the likely availability of informative records, or lack of it), and so I would recommend the applicant implement a relatively limited general Phase 2 investigation in the first instance in order to risk screen the site based upon some empirical data. A thorough & comprehensive site investigation is not expected to be necessary unless a preliminary investigation identifies a significant source / risk.

Air Quality

I have no concerns regarding the exposure of future residents to poor air quality. I similarly have no concerns about the air quality impact of the proposed development, which within the context of the wider road network & identified traffic trends is likely to be negligible. No adverse comment.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

Waste Services Manager

I have no concerns over waste collection regarding this planning application, thank you.

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: 30

Number of site notices: 1

Statutory advertisement: 23/06/2017

Number of representations received: **8 letters: 7 of objection** from 5 addresses; and **1 of support**

Comment	Officer Comment
The Objections raise the following issues:	
Listed building and 3 houses not in keeping;	
2 storey height overbearing squeezed into location; Two storey dwellings will have a negative effect on the appearance of the hotel and remove the feeling of spaciousness; very close to the road and not in keeping with the openness of the hotel itself	see Conservation Officer comments
will reduce already inadequate parking, esp during larger functions; where will visitors to these properties park?The land proposed for these dwellings should be used for additional car parking. Whilst at first glance the Hotel car park appears generous, weekend functions at the Hotel often result in Gilbert Mead being used as an overflow car park restricting parking for residents. This application supports an additional two parking spaces per property which encourages more vehicles into this congested area and places further pressure on the Islands infrastructure.	parking standards met for this development;
The supposed "one way traffic system" is not really working as it is regularly abused with vehicles often entering by the EXIT opening and vice versa; this will be further abused as the occupiers/visitors to these properties would be unlikely to drive around the hotel, through the main car park, when their parking spaces are just inside the EXIT opening.	one way system discussed at paras 7.11 - 13 below
exit, parallel to Sycamore Drive, is quite dangerous when turning right onto Manor Road as it is quite close to a blind curve in the road from the left and with limited views of traffic from the right. Also the proposed 2.1 metre high hedge along the front of the site will further restrict views (to a	no highway objection to the proposal

dangerous degree) of Manor Road when leaving the site for hotel guests and those exiting Sycamore Drive. Planning for one way system included new acoustic fence and landscaping along the EAST boundary which was erected but was placed 4 mtrs inside of the existing perimeter fence. The gap between the 2 fences has been used as a dumping site for rubbish and is in a terrible state. This existing perimeter fence is in poor condition with broken concrete posts etc. - also applies to the North perimeter fence; Owners have failed to meet their obligations to maintain boundary fencing and to fit screen fencing to a height that formed part of the previous planning applications.	not part of this application/development
This is a change of use and moves away from the primary purpose of the business, which is to provide hotel accommodation. This hotel is the nearest to the beach facilities and as such, any investment on the site should be to improve the hotel facilities not low cost housing. This would support the tourism industry and attract trade to the Island. I would support a single storey building designed to provide quality hotel accommodation. Loss of open space and grounds; and habitats; Beautiful trees in the grounds and wish to be able to continue to see them as they are Extra noise, smells and fumes in the area	does not result in loss of hotel which would remain; TPO'd tree remains
Building of any dwellings on this particular site sets a dangerous precedent that might support any future applications for further housing. As we understand it only the front part of Newtown House Hotel is listed which could mean more applications for housing within the Hotels boundary. Existing mobile home used as extra hotel accommodation since the demise of the skating rink. We might support the removal of this and the current application changed to a single storey building for use by the hotel as extra accommodation but not general	each application considered on its merits mobile home would be removed as part of this development

housing. A better proposal might be to have the gardens at the Manor Road end rather than as currently planned allowing the building (single story) to be stepped back from the road.	must consider the proposed development
Any new building puts further strain on the already overloaded Island infrastructure, and at the very least should not proceed until an infrastructure plan is agreed and proceeding.	Infrastructure Delivery Statement only required for major developments outside urban area
The letter of Support:	
Raises no objection - lovely hotel has been neglected for many years but current owner must have spent a small fortune on renovations and will give business a new lease of life giving hotel a bright future and stay an important venue for many years to come.	

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) Effect on the Setting of the Listed Building
- (iii) Design and Impact on street scene
- (iv) Effect on the Residential Amenity
- (v) Highway Implications
- (vi) Impact on Trees
- (vii) Other new issue - contamination
- (viii) CIL Liability and SDMP

(i) Principle of development

7.2 This is a resubmitted scheme for APP/14/00692 which granted permission for 3 dwellings on 24/09/2017 i.e. this is currently still an extant permission, expiring on 24/09/2017. The development has not been implemented and the applicant wishes to renew the consent - the current proposal is identical in every respect. Circumstances have not generally changed. It was previously reported as follows:

7.3 The site lies within the defined urban area of Hayling Island where the principle of development is acceptable. The NPPF assumes a presumption in favour of sustainable development, encouraging effective use of land, unless material considerations indicate otherwise.

(ii) Effect on the setting of the Listed Building

7.4 The Conservation Officer has been consulted and noted that the proposed development of three houses within the grounds of the listed building does not include any demolition work. The front wall to the main road, and that to the side, dividing the land from the front garden of the hotel is being retained unaltered. As such listed building consent is not required for the work. Listed building consent is only required for works directly affecting the listed building, physical works of alterations, additions and demolition work. The impact of the development on the setting of the listed building is a material consideration under the planning application and should wholly be dealt with under that legislation. Application APP/14/00710/LIS should therefore be WITHDRAWN as it is not appropriate for determination.

7.5 With respect to the impact of the development on the setting of the listed building the Conservation Officer is satisfied that the scale, mass and design of the proposed dwellings will compliment the existing hotel building. Provided high quality materials are used (can be conditioned to submit samples) then he is of the view that the development could positively enhance the street frontage and would not compromise the setting of the listed building. Amended plans have been submitted revising the boundary treatment providing a traditional brick wall as requested by the Conservation Officer. Appropriate conditions are proposed.

(iii) Design and Impact on street scene

7.6 The proposed dwellings would be sited forward of the hotel but approximately in line with the dwellings to the north. In street scene terms this is considered appropriate as the mass of the development would be visually related to the dwellings to the north and those opposite, on the west side of Manor Road, rather than the actual hotel. The dividing wall and hedge immediately north of the hotel building provides a visual separation and point where the character changes. Whilst the siting would result in the loss of a currently open piece of grassed land in the hotel grounds, this grassed area is not actively used for any purpose - it is too removed/isolated from the hotel rooms to be of any use by guests who would use the landscaped gardens provided by the 'courtyard' garden behind the main hotel. Furthermore the existing 2.1m high brick wall on the Manor Road frontage already provides a screen to this grassed area so from the public domain the openness of the site is less apparent. The provision of 3 terraced dwellings behind this existing boundary wall will not be overly dominant in the street scene.

7.7 The proposed design is also of a high quality and reflects the 'arts and crafts' movement. A central gable and use of detailing such as brick arches over windows, lead porches and dormers, timber fascia boards, use of plain tiles with half round ridge tiles etc all make the proposed dwellings sympathetic to the character of the listed building and wider locality. A street elevation has been provided which demonstrates that the proposal will not dominate the listed building - the ridge line will match and the general proportions and rhythm of the proposal matches that of the listed building. It is considered that the proposed terrace of dwellings will cause no detrimental harm to the visual appearance of the street scene.

7.8 In terms of layout the plot widths are similar to those found at the Lynden Court development and immediately adjoining it, opposite the application site. Each of the dwellings are proposed with garden depths shorter than the 10m minimum recommended by the Borough Design Guide. Plots 1 & 3 would have a garden depth of 7.2m; and plot 2 a depth of 6.8m. Garden widths would be 4.3m with Plot 1 having the larger corner garden width of a maximum of 5.7m. Whilst these garden depths and areas are smaller than the normally accepted minimum regard must be had to the fact that the applicant intends potential purchasers to be persons seeking smaller accommodation who may wish to use the facilities offered by the hotel. On this basis future occupiers could also use the more extensive grounds and landscaped gardens of the hotel. The properties are only 2 bedrooms and are likely to attract small households. Given the fact that future occupiers would have the benefit of the hotel grounds, then in this instance a reduction in

garden depths is considered appropriate.

(iv) Effect on the Residential Amenity

- 7.9 Whilst some of the letters of objection allege the proposal would result in overshadowing and a loss of outlook and privacy, the siting of the proposed dwellings complies with the recommended separation distances in the Borough Design Guide. The nearest dwelling to the north (Briar Bank) is across the private Sycamore Drive and would be some 15m from the nearest facade of the proposal. There are also a line of mature trees immediately to the south of Briar Bank which provide screening and separation from the application site. Directly opposite the site, No 9 Gilbert Mead is orientated with its side elevation facing Manor Road and this facade would be 22m from the front facade of the proposed terrace. This is in excess of the recommended minimum of 20m and given the orientation it is unlikely to result in any overshadowing or loss of light to neighbouring residents.
- 7.10 In terms of outlook, the dwellings, at two stories, will be visible above the existing boundary wall. However both nearest properties do not directly face the site - they are both side on to the site. It is not considered that the presence of the proposed terrace will detrimentally affect any primary outlook from any neighbouring dwelling.

(v) Highway Implications

- 7.11 In 2009 planning permission was granted (09/52209/035 refers) to create a one-way system around the perimeter of the site, with entry taken at the southern corner, and exit at the northern corner. That permission has been implemented and the one-way system in use. Therefore the proposed dwellings would be sited adjacent to the exit drive. The proposed 6 car parking spaces to serve the 3 dwellings are provided as a small car parking court to the rear of the gardens. This is therefore set some 30m back from the existing exit point onto Manor Road. Neighbours have commented that the one-way system is often breached and that future residents may be tempted to take a shot cut to their parking area rather than driving all the way round the one-way system, which would cause a conflict with exiting vehicles.
- 7.12 This issue has been discussed with the Highway Engineer and various possible solutions to prevent vehicles wrongly using the exit considered. The use of a physical barrier of some sort, eg. a rising barrier that its only activated on exiting, or collapsible plates set in the ground, placed at the junction with Manor Road would ensure all vehicles to the site use the correct route. However both a rising barrier and collapsible plates are noisy when in use. Since the hotel, by its very nature, would have late night functions, weddings etc, then vehicle movements from the site could be into the early hours of the morning. Any barrier or plates would need to be sited immediately adjacent the future occupiers of the new dwellings aswell as be close to Briar Bank and 9 Gilbert Mead. The constant use of the exit and barrier or driving over plates, would cause noise likely to be very disturbing to these adjacent residents. It is considered the harm to quiet residential amenity from any physical barrier outweighs the highway safety improvement from such an installation.
- 7.13 The applicant has confirmed that it is their intention to access the 3 new dwellings from the existing private one-way system and would accept a condition to this effect. Furthermore they suggest a more visible 'No Entry' sign be provided on the egress to Manor Road and painted on the road surface just inside the site. Improved signage would help to direct traffic, especially visitors to the hotel who are unfamiliar with the area, to the correct route. Occupiers of the new dwellings would be purchasing the properties in the full knowledge of the correct route and would have to be accepting of this in their decision to live there. Any internal breaches of the route would be a matter for the hotel to enforce. From a highway safety point of view the proposed access route to the dwellings from the adopted highway, using the private one-way system, on which this

application must be determined, is acceptable.

7.14 Each property is provided with 2 car parking spaces which meets the adopted standards for 2 bedroom properties. A shed is also provided in each garden area which would provide adequate secure cycle storage.

(vi) Impact on Trees

7.15 The site has some significant trees that are covered by Tree Protection Order Nos 1079 and 1853. The nearest affected tree is a sycamore (TPO 1079) but the rear elevation of the closest dwelling would be sited over 20m from the trunk of the tree. The arboricultural officer raises no objection and suggests a tree protection condition securing protective fencing during construction works.

(vii) Other new issue - contamination

7.16 As part of this 2017 application, Environmental Health have now identified that the site could potentially have contaminants. Historically the site was an orchard which could have used pesticides and hence it is possible that metals such as arsenic or lead are present in the soil. Whilst this is relatively low risk, if found these would have a high risk to future occupiers so it is recommended that soil samples are taken to test for metals as a precaution, and if found then appropriate remedial works undertaken. This has been discussed with the agent and conditions can be imposed to ensure the appropriate tests are undertaken.

(viii) CIL Liability and SDMP

7.17 The development is CIL liable and new Draft Liability Notices are required reflecting the current 2017 rates and indexation. The agent has completed the CIL planning form and Assumption of Liability Notice. The net additional gross internal floor space will be 241 sqm and as such this will require a CIL payment of £30,662.95. The appropriate Draft Liability Notice has been prepared and sent.

This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is currently set at £181 per dwelling to the Solent Disturbance Mitigation Project. For the 3 dwellings, plus admin and monitoring fee, the appropriate contribution is £590 - this has been paid by paying the difference between the previous 2014 contribution and the current contribution.

8 Conclusion

8.1 This resubmitted application to renew the currently extant permission for the 3 dwellings within the grounds of the Listed Newtown House Hotel, is recommended for permission. Circumstances or policy have not changed to warrant a different decision, but additional contamination conditions are recommended. The development, providing 3 additional dwellings within the urban area without causing due harm to either the setting of the Listed Building or other material considerations continues to be considered acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00613

(A) 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:

Block/Location Plan Drawing No 13:087:01
Proposed Site Plan Drawing No 13:087:03 Rev A
Plans & Elevations Drawing No 13:087:04
Lean to Shed Plans & Elevations Drawing No 13:087:05 Rev A
Heritage, Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The three dwellings hereby permitted shall only take vehicular access via the private one-way system operated on the site of Newtown House Hotel, approved under planning permission 09/52209/035. No direct access shall be taken to the dwellings from the exit drive located immediately north of Plot 1.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011

- 4 No development hereby permitted shall commence until details of the proposed signage for the exit has been submitted to and agreed in writing by the Local Planning Authority. Such details shall include size, wording, colour and positioning of 'No Entry' signage and directional signage (directing road users to the entrance driveway 60m to the south), which is to be located adjacent to the egress drive onto Manor Road, north of the dwelling at plot 1 hereby approved and 'No Entry' painted lettering which is to be painted onto the surface of this egress drive. Once agreed the signage and painted lettering shall be respectively erected and painted prior to the first occupation of any dwelling hereby permitted and thereafter retained and maintained in good condition at all times.

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 2012.

- 5 Construction of the buildings and boundary walls hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Construction of the buildings hereby permitted shall not commence until full details of:

1/ all new windows and doors
2/ the siting and design of any proposed external meter boxes/metal ducting/flues

have been submitted to and approved in writing by the Local Planning Authority. The windows and doors and other external fixtures shall then be installed in full accordance with the approved details.

Reason: Having due regard to the site's location adjacent a Grade II Listed Building where particular care in the choice of materials and finishes and detailing is necessary to ensure a satisfactory appearance, in accordance with policies CS11.4, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall not be brought into use until a minimum of 2 parking spaces have been provided for each dwelling in accordance with the approved plans. None of the dwellings hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, D, E, G and H of the 2015 Order, as amended, shall be erected within the curtilage of any of the dwellinghouses hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 10 No development including site clearance shall commence on the site until the sycamore tree to the north-east of the hereby permitted dwellings, the subject of TPO No 1079, has been protected by fencing sited along the northern verge of the private drive. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development hereby permitted shall commence until details of measures to attenuate the levels of noise within the dwellings from traffic on Manor Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.
Reason: To safeguard the amenities of occupiers in those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012
- 13 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.
Reason: To protect the occupiers of nearby properties from light disturbance/ pollution, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site through appropriate soil testing, 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) Site investigation appropriate to both the previous & approved use of the site, 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 future occupants.
 - 2) The results of an appropriate risk assessment based upon (1), 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.
 - 3) 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 (2) are complete, to include consideration of 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 land uses (&/or activities) that could pose a risk to future residential occupants.

- 15 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 14 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.