
Site Address:	Land South of, Ranelagh Road, Havant		
Proposal:	Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats.		
Application No:	APP/16/00379	Expiry Date:	14/07/2016
Applicant:	Mrs S Collins Foreman Homes Ltd		
Agent:		Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located approximately 1km to the west of Havant Town centre. The surrounding area is mixed in terms of land uses and includes residential, industrial and utility uses. The wider site is being developed for residential uses and some of the units are now occupied.

The current proposal is for a re-plan of part of the site with the units along the southern boundary (with the exception of plots 26-31) being re-designed and increased in number by the provision of an additional 4 units when compared to the original planning permission APP/12/00772. To the south of the site is an existing industrial estate.

2 Planning History

APP/12/00772 - Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.(approved 31.07.13). Request to Discharge Condition No's 7 and 35 (08.02.16), PERM,31/07/2013

APP/13/01267 - Application for non-material amendment to Planning Permission APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road and increase width of footway adjoining those houses., PERM,14/01/2014

APP/14/01262 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning Permission APP/12/00772. Part Discharged 21/10/16

APP/15/01065 - Discharge of Condition No. 38 of Planning Permission APP/12/00772., PERM,10/11/2015

APP/16/00380 - Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3)., PERM,16/09/2016

3 Proposal

Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats.

The proposals are for two short terraces with a total of 6 No. 3 bed units; a short terrace with 2 No. 2 bed units and 1 No. 3 bed unit. There are also 2 No. semi-detached pairs of 3 bed units. Finally a block of 5 No. 2 bed flats.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Council Parking SPD 2016

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received

Building Control

Further Comments:

No comment at this time

Original Comments:

Plans do not appear to indicate solid waste storage bins which need to comply with Approved Document H

Public Sewer crosses site but unable to determine exact location with regards new dwellings Consult with SWS

Kitchen side window to Plot 13 may be an issue if greater than 1msq

No other comments

County Archaeologist

I would refer you to the archaeological response regarding previous applications at this site. Some archaeological concerns were raised and these concerns were secured by the imposition of archaeological conditions to the planning permission. I can confirm that an archaeological survey was carried out. It identified a small amount of archaeological works was required to address the archaeological potential of the site, notably the discovery of a few prehistoric cremation burials. This archaeological work was also completed and a report submitted. All the archaeological field work for this parcel of land has been completed. Therefore I would not raise any archaeological issues with regard to the details of this planning application.

County Minerals

No comments received

Community Infrastructure, Planning Policy & Urban Design

Please can the Case Officer keep me updated on issues regarding CIL and S106 (Deed of Variation).

Conservation Officer

No objection.

Environment Agency

No comments received

County Ecologist

The application is for an additional 18 units to the previously-approved development off Ranelagh Road (resulting in a net increase of four units). The initial development for 79 dwellings was approved as it included details on mitigating measures related to the nearby SPA/Ramsar and its supporting habitats. Both Natural England and the LPA ecologist at the time were eventually satisfied that mitigating measures were suitable. This proposal would add to the existing approved quanta of dwellings although by only four dwellings and the original red line is not amended.

I note that Natural England have raised concerns in respect to potential impacts to SPA/Ramsar supporting habitat and suggest that further desk- and field-based survey effort may be required. (**Officer Comment** NE have now revised their requirements) I would not raise similar objections, for the following reasons: the proposal is for a very modest increase of four units; the new units are situated within an area previously-approved for residential use; and NE and the LPA ecologist raised no objection to the previous scheme. I do not consider that the additional four units would add substantially to any stand-alone or in-combination impacts to the SPA/Ramsar or its supporting habitat. This site overall was included within the 2014 Allocations Plan which was itself subject to appropriate assessment and subsequently adopted: I do not see that this small amendment to the approved scheme would materially alter the findings of the AA.

The application is accompanied by an updated ecology letter (EcoSupport, February 2016) which states that, in their opinion, the additional dwellings would not add to any identified impacts associated with the approved scheme.

Clearly, the new dwellings would contribute towards in-combination effects but can be covered by financial contributions towards the Solent Recreation Mitigation Partnership (SRMP).

Education Department

The earlier sum sought for additional places (back in 2013) was £179,505 for infant age pupils only (at that point in time we had some surplus capacity in the junior age range). Following a viability study by Havant the amount fell to £97,000 so the starting point this time round is at a very low point owing to this viability study. The amount requested this time round is also at a new price base (so the figures are slightly inflated). If this is for an additional four dwellings then the amount I will be seeking is £18,588. This is at price base 4Q2015 price base (index 266).

Officer Comment: The associated S106 Agreement secures this contribution.

Natural England

The Conservation of Habitats and Species Regulation 2010 (as amended) Wildlife and Countryside Act 1981 (as amended)

Internationally and nationally designated sites

The application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Chichester and Langstone Harbours Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. The sites are also listed as Chichester and Langstone Harbours Ramsar site and also notified at a national level as Langstone Harbour Site of Special Scientific Interest (SSSI).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Chichester and Langstone Harbours SPA and Ramsar Site: No objection

In advising your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

When recording your HRA we recommend you refer to the following information to justify your conclusions regarding the likelihood of significant effects.

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to an increase in residential accommodation. Natural England is aware that Havant Borough Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational

disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP)

Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Solent Maritime SAC: No objection

In advising your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

SSSI No objection – no conditions requested

This application is in close proximity to Langstone Harbour Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

Hampshire Highways

Highway Authority's comments on this application should be made by the District Council's own engineers, due to the size of the application being below that of the Agency threshold and agreement.

Environmental Health

No adverse comments.

Development Engineer (Highways)

The Highway Authority has no adverse comment to this application. It is suggested that the Planning Authority ask for the provision of three parking spaces and cycle facilities. A standard car parking space is 2.4m wide and 4.8m long. However this does not allow the car doors to be opened without using adjacent space for example in a car park a parked vehicles doors open into the next car parking space. If a 2.4m by 4.8m parking space is located between hard boundaries e.g. walls, fences, or landscaping it is very difficult for the cars occupants to exit the car.

It appears that the parking layout have been addressed but I would suggest that for the block of tandem parking the inner tandem spaces are widened to 3m to help manoeuvring.

Other than the above comment the Highway Authority has no adverse comment to this

application providing the parking layout is checked Planning authority places the following conditions on the decision notice.

The parking, turning and servicing area are set out and retained as shown on the layout plan.

Details to be submitted showing the materials and construction details of the proposed internal access road.

A plan to be submitted showing the provision of parking for construction staff, the storage of material and the position of the construction offices.

Officer Comment:

Parking spaces have been widened where possible to ease usability of spaces. Conditions in relation to parking provision and retention, road construction and construction management are proposed.

Waste Services

No concerns over waste collection regarding this planning application.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

Landscape Team

No landscape objection.

Crime Prevention -Major Apps

No comments received

Planning Policy

The application relates to part of site H18 which is allocated for residential development in Policy HB1 of the adopted Local Plan (Allocations). The principle of the development is therefore supported.

The proposal indicates that of the proposed 18 dwellings 6No. 2 bedroom units will be provided as affordable housing (stated in design and access statement). Additional provision from the 4 dwelling uplift (in comparison with the previously permitted scheme for the overall site) is to be met through the provision of a commuted sum for off-site provision. This is considered acceptable and meets the 30% affordable housing requirement in Policy CS9.

Car parking should be in accordance with the adopted standards in the relevant SPD.

We have no further comments relating to the proposal. Further policies will apply relating to the amenity of potential occupiers and other matters. We would be happy to provide any further advice should the case officer require it.

Conclusion: No objection

Public Spaces Development Manager

No comments received.

Traffic Management, HBC

The traffic team has no adverse comments to make but suggest that where car parking is located against walls, spaces should measure a minimum of 3m in width. This will allow room for a modern car to be parked and still allow room for doors to be opened and allow access down the side of the vehicle.

Failure to achieve these requirements will result in the spaces not being used and on street parking to occur.

Urban Design

No comments received.

Housing

This application follows a previous permission (APP/12/00772) for 79 houses on the entire site. The application under consideration seeks to redesign part of the site that already consisted of 6 affordable units, resulting in an uplift of 4 units in total.

This uplift would normally be subject to an affordable housing obligation as per Core Strategy policy CS9.2, and would be required to provide 30-40% affordable housing on-site equating to a minimum of 1.2 units.

Due to the advanced construction status of the original scheme it has been agreed that in this case the affordable housing obligation can be provided in the form of a financial contribution of £94,043.30 in lieu of on-site provision; these funds to be used by Havant Borough Council towards providing affordable housing elsewhere in the borough.

This sum of £94, 043.30 will need to be secured through the section 106 agreement.

Officer Comment: The associated S106 Agreement secures this contribution.

Southern Water

The submitted drainage layout shows proposed soakaway over public sewer.

Please note that no soakaways, swales, ponds, watercourses or other surface water retaining or conveying features should be located within 5 metres of a public sewer.

Local Lead Flood Authority HCC

Further Comments:

HCC as LLFA has provided comments in relation to the application as our statutory consultee role in relation to:

Surface Water Drainage for major developments

Surface Water Drainage

We have reviewed the additional information provided in relation to the planning application

Letter and additional information / calculations / plans dated 11/01/17
Extract o Phase 2 Ground Investigation Report (pgs 17-20)

Further to our previous correspondence, the information provided clarifies the majority of the previous issues raised however, I would still highlight that the calculations show individual soakaways being used for the dwellings which are classed as infiltration drainage.

Infiltration test results have now been provided to substantiate the calculations however we request that testing is undertaken to BRE365 which requires 3 tests to be undertaken in succession. Unfortunately, in this instance only a single test has been undertaken and as such is not compliant with BRE365.

We have been made aware that no further testing was required / requested at the time of the original application, which was commented on by the Environment Agency (March 2014) and that some of the properties on the site have been built. We have also been advised by the developers that additional testing cannot be undertaken due to the construction of these properties.

Although the proposals for the surface water drainage do not meet current standards in terms of the full BRE 365 testing, the test results that have been undertaken show that the infiltration drainage should function appropriately.

It should be noted that we have provided this information for advice only as we did not previously comment or request the condition in relation to the application and it is not within our role to discharge conditions that we have not requested.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the LPA. This may involve discussions with those adopting and/maintaining the proposed systems.

Previous Comments:

Although the principles identified in the above plan are acceptable, we require further information/clarification on the proposals in order to provide a response:

☐ *Please provide a full Flood Risk Assessment and Drainage Strategy which covers all the elements listed on our website:*

<http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems/planning-application-guidance.htm>

Environment Agency

No comments received.

Hampshire Biodiversity Information Centre

Protected and Notable Species - On site Marsh Ragwort, Brent Goose, Noctule Bat, Oystercatcher, Soprano Pipistrelle, Pipistrelle

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: 13

Number of site notices: 1

Statutory advertisement: 29/04/2016

Number of representations received: 1

Summary:

Adjacent business use occupied and actively used as a warehouse and associated yard with no restrictions on hours of use. Likely to cause significant noise impacts on future occupiers of proposed residential development.

Permission to extend premises closer to northern boundary.

Impact on new properties.

Concerns over security of business premises.

No objection provided that Council re-imposes conditions 14 (double glazing), 15 (4m high acoustic barrier), 16 (soft landscaping), 17 (advance or screen planting) and 18 (landscape management plan), and ensures full compliance with the approved details.

Comment:

The relationship of the proposed development with the existing commercial uses has been given detailed consideration and plans amended to provide an appropriate interaction between residential and commercial premises. Planning conditions are also recommended to help to address potential issues.

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) Drainage issues
- (v) Impact on nature conservation
- (vi) Parking
- (vii) Affordable Housing
- (viii) Developer contributions/CIL

(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. The site is allocated in the Havant Borough Local Plan (Core Strategy) for development. The eighteen units would replace the fourteen units previously granted planning consent and form part of a larger development site granted planning permission under planning application reference APP/12/00772. The principle of the development is therefore established.

The increase in unit numbers is considered to be consistent with the requirement to make best use of land and to help to meet the Councils housing requirements.

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

The proposal relates to dwellings on the southern side of the larger site. The dwellings are more traditional in appearance than the originally approved dwellings and would as a consequence of a reduced mass and bulk result in a more traditional street scene.

The increase in dwelling numbers of units along the southern boundary of the wider site has a very limited impact on the wider visual amenities of the area due to the existing business uses to the south. Within the site the development would be compatible with the established residential layout.

(iii) Impact upon residential amenity

The part of the site proposed to be re-planned does not abut existing residential properties beyond the wider site and therefore the main issues in relation to the impact on residential amenities are considered to be whether the proposed units would provide appropriate living environments for future residents and how they relate to the previously approved units.

The new houses are designed to be set as far as possible off the rear boundary with the adjoining industrial estate and provide acceptable garden depths of 10m or more with the exception of units 1 and 2 which do not back onto existing industrial units and have wider gardens to ensure acceptable outdoor amenity space is provided. Flats are proposed in the south-east corner of the site (amendments to the proposal were made to remove houses in this area). These provide a communal outdoor space and the units are designed to provide main windows looking away from the industrial site to the south.

Acoustic fencing will be provided to the boundary with the industrial estate with additional planting to the boundary with the flats (units 14-18).

In relation to noise impacts from the industrial units and traffic noise from the A27, a condition in relation to glazing, the design of the flat units and the acoustic fence will help to ensure that the residential amenities of the occupants of the proposed dwellings will be acceptable.

The units are designed to reduce overlooking and any significant direct views would be across the internal road towards the public frontages of properties.

Overall it is considered that the proposals would result in acceptable internal and external living environments for future residents notwithstanding the proximity of the business premises adjoining the site.

(iv) Drainage issues

The proposals in relation to drainage are part of a larger drainage strategy for the site. The proposal is to provide foul water drainage into an existing Foul water sewer running to the west of the site. The surface water drainage provides a drainage train with linked soakaway systems leading to under road routes to the detention basin with an overflow system into an adjacent stream.

The LLFA sought further information during the course of this application in order to confirm the final acceptability or otherwise of the proposed surface water drainage. The additional information provided been assessed and it is noted that the LLFA have raised no objection to the proposals. Whilst it would have been preferable to secure more testing of the soakaways in terms of infiltration the LLFA have commented that:

Although the proposals for the surface water drainage do not meet current standards in terms of the full BRE 365 testing, the test results that have been undertaken show

that the infiltration drainage should function appropriately.

Southern Water raised some concerns in relation to the position of soakaways close to a public sewer.

It is therefore considered at this stage that whilst an acceptable Surface Water drainage scheme can be provided the final approval need to be agreed and secured by the imposition of appropriate planning conditions.

The long term management and maintenance of the SuDS will be secured via the accompanying S106 agreement.

(v) Impact on nature conservation

Natural England have been consulted in relation to the proposed development and have confirmed that a Habitats Regulations Assessment will be required in relation to the impact of the development on the European site interest (Chichester and Langstone Harbours SPA, Solent Maritime and Ramsar Sites).

The proposal has been screened for the likelihood of significant effects on the European site. Natural England have raised no objection to the proposal in relation to these sites stating:

In advising your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- *the proposal is not necessary for the management of the European site*
- *that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment.*

Having due regard to the advice provided by Natural England it is considered that the proposal would not have a significant effect on European sites and can therefore be screened out from further assessment. This conclusion is reached on the following basis:

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to an increase in residential accommodation. Natural England is aware that Havant Borough Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP). Appropriate financial contributions are secured via the associated S106 agreement to mitigate recreational impacts on the European Sites. In addition it should be noted that the wider development site also secured off site open space and permissive footpaths to reduce the need for residents to travel to the coast for informal recreation including dog walking.

The development is subject to a financial contribution in relation to the Solent Recreation Mitigation Partnership in order to meet the requirements of the Habitat Regulations and mitigate the impact on the SPA.

The site is also in close proximity to Langstone Harbour SSSI, however, Natural England have confirmed that *the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your*

authority that this SSSI does not represent a constraint in determining this application.

Finally in relation to protected species, detailed ecological reports and mitigation were provided in relation to the wider development site in relation to the original planning permission APP/12/00772. This re-plan area formed part of the larger site considered under that application. The site has been re-graded and prepared for that development. It is not considered that the re-development of this part of the wider site would have any additional impacts on protected species not addressed under the previous planning permission. The County Ecologist has raised no objections to these proposals subject to SRMP contribution which is secured via the associated S106 Agreement.

(vi) Parking

In relation to car parking, the proposed layout provides the minimum parking requirements as set out in the Councils Parking SPD. Parking space sizes have been maximised to increase usability.

Cycle parking will be secured via an appropriate planning condition.

(vii) Affordable Housing

The replan area contained 6 affordable units prior to its re-design under the previous planning permission. These units will be provided within the new layout. As the proposal would result in an uplift of 4 additional dwellings there would be a requirement to provide an additional minimum 1.2 affordable dwellings under policy CS9 of the Local Plan.

Due to the advanced construction status of the original scheme it has been agreed that in this case the affordable housing obligation can be provided in the form of a financial contribution of £94,043.30 in lieu of on-site provision; these funds to be used by Havant Borough Council towards providing affordable housing elsewhere in the borough.

This sum of £94,043.30 will need to be secured through the section 106 agreement.

(viii) Developer contributions/CIL

The following Developer Contributions have been secured through the S106 agreement associated with this planning permission:

Affordable Housing 6 units
Affordable Housing Contribution: £94,043.30
Management and Maintenance of Common Parts
Education Contribution £18, 588
Solent Recreation Mitigation Project Contribution £3,326.40
SuDS Scheme

A CIL contribution of £155,136.70 will be required in association with this development.

8 Conclusion

In conclusion, the proposed re-plan is considered acceptable in principle on this

allocated residential site and the increase in residential units is considered to result in the best use of development land. The wider impact of the development is limited in landscape terms and is considered acceptable subject to landscaping. The development would result in acceptable residential amenity for future residents. Drainage issues would be suitably addressed by the imposition of planning conditions and S106 requirements.

The development takes account of impacts on protected sites and suitable mitigation is secured through the associated S106 agreement. Car and cycle parking is provided or can be secured through appropriate planning conditions. The development provides on site affordable housing together with a financial contribution to off site provision. Developer contributions and other requirements are addressed in the S106 agreement.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00379

(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 Unless otherwise agreed in writing by the Local Planning Authority the roads and footways hereby approved shall be constructed in full accordance with the details approved under condition 2 of planning permission APP/12/00772 by discharge of condition application reference APP/14/01262.
Reason: To ensure that they are constructed to satisfactory standard 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.
- 3 Notwithstanding the details submitted the development hereby permitted shall not commence unless and until further plans and particulars showing the layout of soakaways for the development and specifying the measures to be undertaken to protect public sewers on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
Reason: To protect drainage infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the

hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 years 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy C15 and the National Planning Policy Framework 2012.

- 5 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy in relation to condition 6 of planning permission APP/12/00772 and the effectiveness of the remediation 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 to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk groundwater underlying the site and potable supplies. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 6 If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the

submitted report shall be adhered to.

Reason: the site lies above the Lewes nodular chalk formation, a principle aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk to groundwater underlying the site, to potable abstractions, and to future site occupiers. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 7 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Piling or any other foundation using penetrative methods can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 8 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.

- 9 No above ground construction works in relation to the development hereby permitted shall take place 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the submitted details, the development hereby permitted shall not be occupied unless and until details of the glazing specification to be utilized in the proposed residential properties has been submitted to and approved in writing by the Local Planning Authority. The glazing shall thereafter be provided and maintained in accordance with the approved specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of residential properties from noise

nuisance caused by traffic and other noise and having due regard to policies CS16 and DM10 of the Havant borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The development hereby permitted shall not proceed above ground level unless and until detailed specifications of the design, and detailed siting of the 4 metre and part 2m high acoustic barrier to the southern and part eastern site boundary have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic barrier shall be erected prior to the occupation of any of the dwellings which are situated adjacent to the proposed acoustic fence on the site and thereafter maintained in perpetuity in accordance with the approved details.

Reason: To protect the occupants of nearby residential properties from noise nuisance from business properties in Marples Way/Brockhampton Road and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 Unless otherwise agreed in writing by the Local Planning Authority the landscaping scheme shown on approved plans FOR20239 18C Sheets 1 and 2 shall be implemented within the first planting season following the completion of any of the dwellings hereby approved.

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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No development hereby permitted shall be occupied until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development hereby permitted shall be occupied until a specification of the provision to be made for the storage and disposal of refuse following the commencement of occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy)

2011 and the National Planning Policy Framework 2012.

- 15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D and E of the 2015 Order, as amended, shall be erected within the curtilage of units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character of the development and the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the south facing elevation and roof slopes of units 1-13 inclusive and the east and south facing elevations and roof slopes of units 14-18 inclusive without the prior written approval of the Local Planning Authority.
Reason: In the interests of protecting the amenities of the occupiers of these properties from noise from adjacent business uses and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 17 No dwelling 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.
- 18 The development hereby permitted shall not be occupied unless and until cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To encourage sustainable transport options for future residents in the interests of minimising off site highway impacts and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 19 No development hereby permitted shall be occupied until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 20 The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement Rev B and Tree Protection Plan Drawing No. FOR 20239-03 B.

Reason: To ensure that trees and hedges are protected during the course of the development in the interests of the character and appearance of the area and ecology having due regard to policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 The development hereby permitted shall not proceed above ground level until plans and particulars specifying the provision to be made for external lighting of the parking area to apartments Plots 14-18 has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be provided prior to the occupation of these units and thereafter maintained. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interest of nature conservation and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

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

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

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

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

- 23 The development hereby permitted shall be carried out in accordance with the following approved plans:

Documents:

Design and Access Statement

Affordable Housing Statement

Arboricultural Method Statement Ref FOR20239ams Rev B

Noise Impact Assessment Issue V1.1 dated 19th March 2016

Updating Letter ecosupport dated February 2016

Sustainability Statement

Transport Statement dated October 2016

Flood Risk Assessment September 2016

Site Waste Management Plan

Full Residential Travel Plan February 2016

Phase II Ground Investigation Report Extract Ref: Report 14099/GIR/Rev 2.02

Surface Water Calcs. Dated November 2016
Surface Water Calcs. dated 09/01/17
Letter Foreman Homes (Drainage) dated 11th January 2017
Email Forman Homes (Schedule of Development correction) dated 17th February 2017

Plans:

Proposed Site and Location Plan (Section 73 Context) Drawing No. 14.071A.01 Rev C
Proposed Site Plan and Location Plan (Approved Context) Drawing No 14.071A.07 Rev C
Plots 1-2 Floor Plans, Elevations Drawing No. 14.074A.02 Rev A
Plots 3-8 Floor Plans, Elevations Drawing No. 14.074A.03 Rev B
Plots 9-11 Floor Plans, Elevations Drawing No. 14.074A.04 Rev C
Plots 12-13 Floor Plans, Elevations Drawing No. 14.074A.05 Rev A
Plots 14-18 Floor Plans, Elevations Drawing No. 14.074A.06 Rev A
Bin and Bike Store - Plan and Elevations Drawing No. 14.074A.08
Drainage Layout Drawing No. 14-2260-500 Version C7
Landscape Proposals Drawing No. FOR20239 18C Sheet 1
Landscape Proposals Drawing No. FOR20239 18C Sheet 2
Section key plan Drawing No. 14-2260-600 Version C6
Levels Drawing No. 14-2260-601 Version C4 Sheet 1 of 2
Levels Drawing No. 14-2260-602 Version C3 Sheet 2 of 2
Affordable units and acoustic fence plan Drawing No. 14.071A.01 Rev C
Existing Site Layout Surface Water Run-Off Drawing No. 14-226-950 P1
Tree Protection Plan FOR20239-03B
Impermeable Areas Pre-Development 14-2260-950 P1
Impermeable Areas Post Development Drawing No. 14-2260-952 P1
Existing Site Layout Surface Water Run-Off Drawing No. 14-2260-950 P1

Reason: - To ensure provision of a satisfactory development.