

Recommendation: **GRANT PERMISSION**

The site has a long and varied planning history relating to the several uses which have

resided there. However, only the last planning permission is relevant to this application which is detailed below.

APP/15/00896

Demolition of existing buildings and redevelopment to form 42No. retirement apartments for older persons including communal facilities, parking provision and associated landscaping; and 2No. commercial/retail units. Refused under delegated powers on 11/12/15

An appeal was lodged which was considered by an Informal Hearing. The appeal was allowed on 25 August 2016. The Inspector accepted the loss of the former business uses on the site as a result of the Council's lack of five year housing supply.

3 Proposal

- 3.1 Revised submission of Planning Permission APP/15/00896 for redevelopment of the entire site to form 43No. retirement apartments for older persons including communal facilities, parking provision and associated landscaping; and 2No. commercial/retail units totalling 149.1sqm. The apartments are to be for people aged 60 years or over, or for those over this age with a partner of at least 55 years of age. The units would comprise the following mix: 23 x 1no bed apartments and 20 x 2no. bed apartments. Internally the accommodation is laid out over three floors. The external layout would include two areas of landscaped, communal gardens, one being in the centre and the other along the western boundary. The retail units would be located on London Road and include a shop frontage.
- 3.2 The proposed building is a very similar design to that allowed under APP/17/00896 however, the eastern wing has now been replaced by the parking court and there is now a further wing which extends along the southern boundary, where the parking court previously was. This a two-storey flat roof design. One wing which fronts London Road is a two -storey building , rising to a two and a half storey corner building, creating a landmark feature on the north west corner of the site. The scale then drops back down to two-storey part way along Stakes Road. The frontage buildings have been designed as smaller components with ridge lines stepping down along London Road to reflect the level changes. The roofscape comprises a series of interconnected hips and gables, with chimneys and small traditonal dormers. The approach to the design is traditonal with details such as flint with brick, natural flint panels, lime render, red multi stock bricks, clay tiles, chimney stacks, timber windows, brick soldier courses and stone cills.
- 3.3 The main amendment to the scheme is that the access into the site is now proposed to be from Stakes Road which has led to the resiting of the internal parking court to the east of the site. The development proposes 32 parking spaces, plus a buggy/cycle store. There is also one additional residential unit proposed in this scheme and some minor changes to fenestration. The two retail units are now attached whereby they were previously separated by the vehicular access into the site. The retail area has decreased from 162.10sqm to 149.10sqm. The overall footprint of the building increases by 15sqm.
- 3.4 The revised application is supported by a number of documents:

Statement of Community Involvement
Phase 1 Ecology Report
Flood Risk Analysis

Bat Presence Absence report
 Demolition Asbestos Survey
 Flood Risk Assessment
 Geotechnical report
 Acoustic Report
 Planning Statement
 Design and Access Statement
 Transport Statement
 TOPO Survey
 Site Investigation Report
 Drainage Assessment
 Heritage Statement
 Demolition Notice
 Archaeology report
 Construction Method Statement
 Japanese Knotweed Assessment
 Materials Schedule
 Phase 1 Habitat Survey
 Landscaping Plan

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)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM7	(Elderly and Specialist Housing Provision)

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)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

1) The location of the bin store shown on the plans appears to be in excess of the recommended distance from the flats as shown in Approved Document H, and would therefore fail to comply with Requirement H6

2) The proposed building is within 3m of a foul water public sewer shown on the map of sewers. A consultation should be carried out with Southern Water.

3) It is unclear from the plans how adequate fire service access will be provided. The proposed building should be in compliance with the guidance in Approved Document B Vol 2 or other recognised guidance and comply with Requirement B5

County Ecologist

The application is not accompanied by any ecological information. Bat surveys carried out in relation to the previous iteration of this proposal (APP/15/00896) recorded a small roost of common pipistrelle bats within the dwelling in the north-west corner of the site. The remainder of the site was considered to be of negligible ecological value.

I would request that an updated ecological assessment of the site is provided in order that the LPA can be reassured that site conditions have not changed since the previous survey work.

***Officer note** - the Old Vicarage building has now been demolished under the previous approval. The agent has confirmed that this was carried out in line with the mitigation measures proposed and the appropriate licenses were obtained.*

Developer Services, Southern Water

Summary (please see full response for further details):

Construction over public sewers not allowed. If the applicant wishes to divert apparatus they need to ensure that:

- i. the 100mm diameter sewer requires a clearance of 3m either side of the sewer to protect it from construction works.
- ii. No development or new tree planting should be located within 3m of the centreline of the public sewer.
- iii. No new soakaways should be located within 5m.
- iv. Protection of existing infrastructure.

Please include following condition:

The developer must advise the local authority of the measures which will be undertaken to divert the public sewers, prior to the commencement of development.

The results of an initial desktop study indicate that SW currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage system at the proposed connection point and as a result increase the risk of

flooding. Please include the following condition:

Development shall not commence until drainage strategy detailing the proposed means of foul disposal and a implementation timetable has been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved scheme and timetable.

There is sufficient capacity within wastewater network to accommodated the additional flows from the proposed development has been identified at manhole SU67083010. There is currently insufficient information currently available t confirm if surface water sewer capacity is available to serve the proposed development.

Please refer to SUDS advise in the full response. Please include the following condition:

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

Conservation Officer

Supports the application.

A critical element will be the choice of materials. The roofing materials and flintwork are particularly important aspects.

If minded to grant permission I advise the imposition of conditions relating to materials, joinery and other elements such as meter boxes and flues/ducts and informative.

FAO Environmental Health Manager, Community Group

My previous comments regarding demolition remain valid, and I would encourage the applicant to take note in order to avoid unnecessarily complicating the process of contamination assessment.

Other than that, I can confirm that the repositioning of the site access is not considered to be material in terms of the contribution of this development to local air quality (e.g. it's traffic emissions, and related impact) - it is arguable that the Stakes Road access is preferable to avoid interference with flows on the A3.

I would obviously anticipate the transfer of any extant conditions from the APP/15/00896 consent to any consent granted for this application (most importantly for this service, condition 3 & 4 [contamination], 14 [Noise], and 17 [Knotweed]). On this basis, I have no adverse comments to make.

Housing Needs Manager

The reduced sum of £50,000 as a contribution towards affordable housing is acceptable given the changes which are required to the scheme in terms of access.

FAO Landscape Team, Technical Services

No objections

Development Engineer

No objection in principle to means of access from Stakes Road, subject to £3000 contribution to TRO if required being included in S106 obligation.

Officer note: *The TRO obligation is included in the s106.*

HBC Waste Services

No objections

Crime Prevention

No objection in principle - some minor additions / amendments proposed. These have been forwarded to the developer.

Hampshire County Council, Strategic Environmental Delivery Group

On the basis of the available information, any archaeological assets that may have been present on the study site have been removed through previous development, no further mitigation is considered necessary on this site. Accordingly, in the absence of any harm to designated or non-designated assets, there is no archaeological constraint to the grant of planning permission and in this instance no planning condition is necessary to secure the archaeological interest of the site.

No objections.

Hampshire Fire and Rescue Service, Business Fire Safety

No objection. Please see full response for advice to the developer on fire safety regulations.

Planning Policy**Policy Status**

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles, adopted December 2016, is also a material consideration.

Principle of Development

The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Waterlooville. The policy also prioritises the use of previously developed land. The principle of development is therefore acceptable.

Promoting Havant Borough's Economy

This principal of the loss of the employment land is established by appeal decision W/16/3145929.

Housing

The proposal supports the aims and objectives of the Havant Borough Local Plan, which seek to provide an additional 6,300 homes in the borough. The proposal also supports the aims of policy CS9.6 to provide for an ageing population in sustainable locations. Policy DM7 which relates to elderly and specialist housing provision is also applicable. Furthermore the development of this site is supported by Guiding Principle

3 of the Local Plan Housing Statement which supports the redevelopment of brownfield sites.

Policy CS9(2) requires the provision of affordable housing. At 30% this would equate to 12.9 dwellings. A financial contribution in lieu of on site provision would be acceptable given the nature of the development,

Parking Provision

The proposed scheme makes provision for 30 spaces for the 43 units. The Parking SPD (July 2016) states that "Given the broad range of accommodation available and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of parking need should be provided." The applicant has provided evidence that the level of parking proposed is sufficient due to the site's sustainable location and also based on their experience at similar sites.

Infrastructure

The proposal will need to comply with all aspects of policies CS20, DM11 and DM12.

Community Infrastructure Levy

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough in addition to the requirements of Policy CS21. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24.

Conclusion

No objection in principal

Local Lead Flood Authority HCC, Hampshire County Council

Surface Water Drainage

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

☐ Drainage Layout dwg no. SO2168-03-DE-20

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

- ☐ Information on the proposed design. This includes plans of surface water drainage and any SuDS featured in the scheme including calculations for sizing of SuDS features.
- ☐ Evidence that the applicant understands the sensitivity of discharge points relating to the receiving water body.
- ☐ A plan showing the existing flow paths of undeveloped (greenfield) areas of the site.
- ☐ A plan showing the existing drainage network for previously developed areas (brownfield) of the site.
- ☐ Evidence that the proposed drainage should follow the same pattern as the existing drainage regime.
- ☐ Identify areas that may have been affected by failures in the existing drainage regime.
- ☐ Sufficient information on the correct number of treatment stages in the surface water management train according to SuDS Manual (C753).

- ☐ Existing and proposed run-off calculation to be provided (1 year & 1:100 year plus climates change).
- ☐ Existing and proposed volume calculations to be provided (100 year, 6 hour rainfall event).
- ☐ Information on who is going to be undertaking the general maintenance regimes and evidence that those maintaining the drainage system are in discussion with the developer.
- ☐ Calculation to confirm that enough storage/attenuation has been provided without increasing the existing rate or volume of run-off is required. This must be shown for the 1:100 year storm return period plus a suitable allowance for climate change.
- ☐ Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- ☐ An allowance of 10% must be added to all impermeable areas to allow for urban creep.

Please see below for further general guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

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.

Officer Note:

This information was requested as a condition in the previous planning permission so it is considered to reasonable to adopt the same approach with this application.

Traffic Management, HBC

It appears that the proposals still do not provide sufficient parking for the planned apartments and nothing in relation to visitor parking or the retail units.

It seems highly probable that associated parking will overflow into the surrounding residential area which is already severely congested. Therefore I believe that it is still prudent to request that mechanisms are put in place to allow the Traffic Team to request funds, in order to implement parking restrictions by means of Traffic Regulation Orders on the new or surrounding road networks, to minimise the possibility of obstructive and unsafe parking practices by road users within a period not exceeding 5 years from the completion of the development.

This may take the form of new TRO's on surrounding residential roads or amendments to the existing orders so it is suggested that provision is made for a sum of no less that

£3000 (equating to our normal fee for developer-funded TRO's) to be set aside to fund a TRO at the time.

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: 54

Number of site notices: Not applicable.

Statutory advertisement: 10/11/2017

Number of representations received:

A summary of the representations are provided below:

- a. Development will block views.
- b. Building work will cause noise and disruption
- c. It will result in parking problems
- d. Loss of the vicargae will be detrimental
- e. PAWRA supports the change of access.

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) Ecology
- (v) Other matters
- (vi) Developer contributions and legal agreement

(i) Principle of development

7.2 The principle of redevelopment has been accepted through the granting of Planning Permission APP/15/00896. As such the application is considered to be acceptable subject to the usual development control criteria.

7.3 Policy CS9(2) of the Core Strategy requires the provision of affordable housing either on site or a contribution in lieu of. A sum of £95,000 was agreed as a contribution on the previous planning permission. However a reduced sum is now being proposed of £50,000 due to the additional costs required for revised the access on the scheme and making a new planning application. Balancing up the variables for this, the Council is willing to accept the reduced sum of £50,000 towards affordable housing.

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

- 7.4 The proposed scheme is almost identical to the development allowed under APP/15/00896. Whilst this application was originally refused by the LPA, this was on the grounds of land use and highways and not designate proposed scale and massing is considered to be satisfactory, well considered and supported by good quality elevations and perspectives. When read in elevation, the amount of roof viewed is generally suitably convincing. As a piece of townscape it knits in well with the largely domestic scale of the adjoining development. The form, scale rhythm and articulation of the elevations works well in breaking down the mass of the building. Overall the development results in a positive street frontage and therefore accords with Policy CS16 of the local plan.
- 7.5 Whilst the site is not within the boundary of the St Johns Conservation Area, it sits adjacent to it and the London Road frontage is opposite St Johns Church which is a grade II listed building and the adjoining church yard. St Johns Church and its associated buildings and boundary treatments, are characterised by attractive flint work and include a low flint wall which extends along London Road. There are other buildings of historic character along each side of the road which reflects the historical character of the immediate locality. Given its proximity to the conservation area, the proposed development, which is generally identical to the scheme approved under APP/15/00896, has been designed with this as a major consideration and makes use of a traditional building form and high quality materials and detailing. It is considered that overall the development would enhance the setting of the conservation area and overall streetscene by providing a high quality design. The proposal therefore accords with Policy CS11 and CS16 of the local plan.
- 7.6 The inclusion of shop units which continues the present small shopping commercial frontage, are in keeping with the mixed use of the area and depending on the future occupation of the units, will contribute to the vibrancy of this local commercial centre. This accords to some extent with Policy AL3 of the Allocations Plan.

(iii) Impact upon residential amenity

- 7.7 Concerns have been raised by nearby residents that the proposal would result in a loss of outlook. However, the scale and bulk of the building has already been allowed under APP/15/00896 so it would be unreasonable to justify a refusal on those grounds.
- 7.8 The eastern elevation does contain several windows. However, this elevation is now set much further back from the shared eastern boundary with the Purbrook Centre and as such, no adverse overlooking would occur. The new wing along the south elevation would be two-storey and does contain some first floor windows and a balcony. However, this would be 25m from the closest residential property at No. 1 Parkside Close. Nos 32 and 34 London Road are shop units with flats above and therefore would not suffer a loss of privacy.
- 7.9 All other nearby residential development is considered to be far enough in distance so as not be adversely affected by the proposed development either visually or in terms of activity generated by the site. Overall the proposal is considered to be in accordance with Policy CS16 of the Local Plan.

(iv) Highways and Parking considerations

- 7.10 The sheltered apartment scheme is provided with 32no. car parking spaces for 43 units. This is a reduction in the previous parking provision of 37no. spaces for 42 units. However, the site is located within a sustainable location well served by a main bus route and within close distance to nearby shops. A recent application for a similar development in Hayling Island had a lower parking ratio to the number of units and as this was a sustainable local centre location, it was considered to be acceptable.
- 7.11 However, concern has been raised with regard to the lack of parking provision and concern that the parking will occur on adjoining streets and exacerbate parking issues. The Council's Traffic Engineer has advised that a sum of £3000 is required to impose a Traffic Regulation Order if required on the surrounding highway network for unsafe and unrestricted parking if it becomes an issue. This contribution would be secured as part of the legal agreement.
- 7.12 The vehicular access into the site would now be from Stakes Road instead of London Road. The Council's Development Engineer has been consulted and has advised that they have no objections to the new access from Stakes Road so long as obligation for a TRO is included within the s106 which it is.

(v) Ecology

- 7.13 With regard to the impact on the Solent Special Protection Area, this development would 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 with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA at the end of June 2014 requires a payment of £181 per dwelling to the Solent Recreation Mitigation Partnership (SRMP) – this is to secure accordance with Policy DM24 of the Allocations Plan 2014. The payment will be secured as part of the s106 agreement.
- 7.14 A Bat Survey was submitted with the previous application. At that time, the County Ecologist advises that the survey records a small roost of Pipistrelle bats within the existing office building on the NW corner of the site (the old vicarage). The County Ecologist was content that the proposed bat mitigation measures are appropriate and this was included as a condition by the Planning Inspector when the appeal was allowed. The developer has confirmed in an email dated 17/12/17 that when the building was demolished that the mitigation measures were complied with and the relevant license and registration was obtained.

(v) Other matters

- 7.15 Given the former industrial use of the site, several reports investigating potential contamination have been submitted for consideration. These have been examined by the Council's Environmental Health Officer and overall they have not raised an objection subject to further data gathering, conditions and drainage proposals. These will be secured by planning conditions.
- 7.24 In terms of drainage, Hampshire County Council Lead Local Flood Authority has been consulted. They have advised that further information is required which is detailed in their consulted response. The required information will be requested via a planning condition as per the previous application.

(vi) Developer contributions and legal agreement

- 7.21 The application would be liable for the Community Infrastructure Levy for the amount of £284,586, as well as requiring contributions towards the Solent Recreation Mitigation Project, affordable housing and a contribution towards a Traffic Regulation Order (TRO). A S106 agreement has been drawn up to secure these contributions (not CIL) and this has been signed and completed by the relevant parties.

8 Conclusion

The revised scheme with a new access from Stakes Road is considered to be acceptable given that the land use issue of the site has now been removed and the principle of redevelopment has been accepted. The building would improve the streetscape and be an enhancement to the adjacent conservation area. The legal agreement has been signed and completed and therefore the application is considered to be acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01141 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:

Tree constraints plan - 8817/01
Topo survey - SD17421-01
Location Plan - SE - 2168-03-AC-001
Site Plan - SE - 2168-03-AC-200
GF plan - SE - 2168-03-AC-210 Rev G
FF plan - SE - 2168-03-AC-211
SF plan - SE - 2168-03-AC-212
Roof plan - SE - 2168-03-AC-213
Proposed elevations north and west - SE - 2168-03-AC-220
Proposed elevations south and east - SE - 2168-03-AC-221
Proposed elevations - courtyard SE - 2168-03-AC-222
Proposed streetscene - SE - 2168-03-AC-225
Plan 1 - SE - 2168-03-AC-230
Plan 2 - SE - 2168-03-AC-231
Drainage Layout - SE - 2168-03-DE-20
Hard landscape proposals - SE - 2168-03-LA-003
Soft landscape proposals - SE - 2168-03-LA-004

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development approved by this planning permission (excluding the demolition of any existing buildings) or such other date or stage in development as may be agreed in writing with the Local Planning Authority, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;

- All relevant previous uses of the site
- Potentially significant contaminants associated with those uses
- Uncertainties relating to previous use or associated potential contaminants
- A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
- A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 3 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 - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 5 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.

- 6 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.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously 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: in the interest of the appearance of the development and having due regard for Policy CS16 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 8 No above ground construction works shall take place until a more 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 CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 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 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 With the exception of any site manager/warden's accommodation, at no time shall the sheltered apartments development hereby approved be occupied by persons under the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55.

Reason: In order that the occupancy of the development is compatible with the limited amount of on-site parking provision, and having due regard to Policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development shall be carried out in strict accordance with the agreed acoustic report prepared by Parsons Brinkerhoff dated May 2017.

Reason: in the interests of the amenity of the nearby locality and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 14 No development shall commence until a scheme for the eradication and / or

control of Japanese Knotweed shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the building.

Reason: in the interests of the amenity of the locality and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

- i. confirmation of the existing drainage system
- ii. infiltration tests should be carried out to discover if this method of surface water disposal is appropriate and the results provided.
- iii. Evidence of the appropriate number of treatment stages in the surface water management train as states in CIRIA C69.
- iv. Calculations comparing the existing surface water run off rate, in l/s for a 1 in 100 year flood event +30% for climate change, with the proposed development's surface water run off rate for the same event.
- v. Calculations to demonstrate the existing run off volume for a 1 in 100 year, 6 hour flood event and evidence showing that there be adequate storage for the attenuation of this volume on site, and allowing discharge without increasing the run off rate or volume off site.

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.

- 16 A sample panel of inset of brick and flintwork shall be constructed on site to accurately reflect the brick bond, finish, mortar type, finish and capping detail with accompanying specification for approval by the Local Planning Authority in writing before any ground construction shall take place. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.

Reason: To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

- 17 Before any above ground construction takes place, large scale (1:20) details of the proposed shop fronts (elevation and vertical cross-sections including the stall riser and fascia) shall be submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with such approval.

Reason: To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

- 18 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. The

development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the adjacent conservation area and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.