

Site Address: Yacht Haven, Copse Lane, Hayling Island, PO11 0RH
 Proposal: Demolition of existing dwelling and erection of 1No. 4 bed dwelling,
 double garage, boat house and swimming pool, works to trees with Tree Preservation
 Orders - removal of 1No. Oak tree and reduction to the southern limb of 1No.Oak.
 Application No: APP/17/00247 Expiry Date: 08/05/2017
 Applicant: Mr and Mrs Walters
 Agent: Barclay & Phillips Architects Case Officer: David Eaves
 Ward: Hayling East

1 Site Description

The site has a dwelling now in a state of disrepair on the northern part of the site. The building is mainly single storey but with a small first floor area. There are important trees to the northern and eastern boundary with other vegetation to the western boundary.

The planning history below mainly relates to the adjoining site to the west. Applications to replace the existing dwelling on the application site are highlighted in bold.

01/50888/009 - Renewal of unimplemented permission 93/50888/3 for replacement pontoons (19 moorings) replacement slipway and erection of mast and sail storage building (in association with boat compound and trailer/car parking area)., NPW.14/11/2005

00/50888/006 - Demolition of existing industrial buildings and construction of 8 no. detached 3/4 bedroom dwelling houses with double garages on east side of site accessed via private road from Copse Lane. Restoration and improvements to foreshore and footpath., NPW,14/11/2005

00/50888/007 - Demolition of existing industrial buildings and construction of 3 no. detached 3/4 bedroom dwellinghouses with double garages on west side of site accessed via private road from Long Copse Lane. Restoration and improvements to foreshore and footpath.. NPW.14/11/2005

00/50888/004 - Slipway, replacement quay, two containers, fuel tank and associated

boundary treatments , WD,05/07/2000
 94/50888/003 - Replacement pontoons (19 moorings), replacement slipway and erection of mast and sail storage building (in association with boat compound and trailer/car parking area), PERM,07/03/1996
 92/50888/001 - Deemed application for use of land at Yachthaven. ENFORCEMENT APPEAL, DELG,
 93/50888/002 - Residential development (comprising 6 dwellinghouses), PERM,07/03/1996
08/73264/000 - Extensions/alterations and remodelling in a two storey, 5 bedroom, detached house with integral garage and detached boathouse. , PERM,15/08/2008
10/73264/001 - Application for non-material changes to Planning Permission No. 08/73264/000 relating to extension of wood cladding., PERM,22/03/2010
 APP/11/00955 - Construction of 6 detached houses, detached marine office, detached boat storage building with hardstanding for 6 boats, pontoon for 12 berths, 8 lockers for equipment storage, improvements to slipway and coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland., WD,06/12/2012
APP/11/01308 - Discharge of Condition No. 2 of Planning Permission 08/73264/000. , PERM,22/09/2011
 APP/13/00317 - Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.15.17)., PERM,27/11/2015
 APP/17/00026 - Fell 1No. Pine, within Group G1, subject to TPO 1695., REF,09/02/2017

3 Proposal

Demolition of existing dwelling and erection of 1No. 4 bed dwelling, double garage, boat house and swimming pool, works to trees with Tree Preservation Orders - removal of 1No. Oak tree and reduction to the southern limb of 1No.Oak.

The proposal would provide a two storey flat roofed dwelling with raised floor level of modern design. In addition there would be a boat house with first floor, a double garage and store and a swimming pool building.

4 Policy Considerations

National Planning Policy Framework
 Havant Borough Council Borough Design Guide SPD December 2011
 Havant Borough Council Parking SPD July 2016
 Design Guidelines for New Dwellings and Extensions Chichester Harbour AONB

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Having reviewed the additional Arb information requested it appears adequate. If permission is given for this application then the AMS must be included in the conditions.

No Arboricultural objections.

Building Control, Havant Borough Council

The existing road should be assessed for Fire Authority access to the proposed dwelling to determine suitability and upgraded if necessary.

A public foul sewer is located approximately 4m from the boat shed. This should be located on site to ensure this is located over 3m from the structure (otherwise consultation with Southern Water will be required).

Officer Comment: Informative added.

Chichester Harbour Conservancy

At its meeting this morning the Conservancy's Planning consultative Committee resolved the following –

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy, has no objection, subject to:-

An amendment being sought to the south elevation glazing to the pool house to show the installation of openable concertina type louvered doors being fitted to the right and left hand panes to mitigate further the impact of that glazing;

Agreement of external building material samples;

Implementation with the specified building materials;

The sustainable construction specified, particularly the sedum roofs, is delivered by planning condition;

The enhancements to site biodiversity recommended in the ecological report and a scheme of soft landscaping be delivered through a planning condition; and,

The archaeology of the site is properly investigated, recorded and any finds archived with the County Archaeologist.

Coastal Engineering

Response:

Thank you for your consultation on the above application. I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The site currently lies within the Environment Agency's Flood Zone 1, and is therefore considered to be at low risk of experiencing an extreme tidal flood event. However, a portion of the garden falls within Flood Zone 3 (1:200 year / 0.5% annual probability), and the entirety of the site is expected to lie within Flood Zone 3 by 2085. For information, the present day 1:200 year extreme tidal level for Chichester Harbour is 3.4m AODN, increasing to a predicted 4.5mAODN by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment compiled by Infrastruct CS Ltd, the details of which sufficiently outline how flood risk at the proposed development site will be mitigated. The finished ground floor levels of the property are proposed to be set at 5.1mAODN, 600mm above the predicted 1:200 year extreme tidal level for Chichester Harbour. In addition, the main sleeping accommodation in the property is also proposed to be situated on the upper floor of the building, therefore providing occupants with safe refuge during an extreme tidal flood event.

The FRA also states that occupants of the property will prepare a Flood Warning and Evacuation Plan, and sign up to the Environment Agency's Floodline Warnings Direct service, to ensure adequate warning is received prior to an extreme tidal flood event.

Advice:

The ESCP also recommend that where practicable to do so, flood resistance and resilience measures be incorporated into the design and construction of the development.

Officer Comment: Informative added

County Ecologist

The application is accompanied by a Phase 1 Bat Report (David Leach Ecology, February 2017) which provides a basic assessment of the site's current ecological value. The dwelling is in a derelict state and as such is not considered to offer potential for supporting roosting bats. The site adjacent to the dwelling is overgrown and contains unmanaged grassland and scrub and trees, much of which will require clearance prior to redevelopment.

The south-facing gardens of several adjacent properties are known (through planning submissions) to support significant populations of two notable orchid species, green-winged orchid and autumn lady's-tresses: these species appear to thrive in the often sandy, unimproved gardens locally. In common with near-identical gardens in the local area one would expect the Yacht Haven site (especially the rabbit-grazed grassland at its southern end) also to support these species. The current proposals do

not include any works within the southern end of the site and so one would not anticipate any impacts and I simply draw this issue to the attention of the applicant and their ecologist: these species are of considerable ecological interest for the local area and wider county.

The site is within close proximity to Chichester & Langstone Harbours SPA/Ramsar and SAC and Chichester Harbour SSSI. The surrounding area also contains a number of sites featured in the Solent Waders & Brent Goose Strategy. There is therefore a risk of construction-related disturbance to both the designated sites themselves and the species for which they are designated (particularly overwintering birds). I am in agreement with Natural England in respect to the need for a Construction Environment Management Plan (CEMP) to be submitted, providing details of measures to avoid noise disturbance in particular.

Some general measures for ecological mitigation (e.g. timing of works to vegetation to avoid bird nesting season) and enhancement (bat and bird boxes) are provided but I note that the ecologist states that '*once detailed plans are available an ecologist should be contracted to produce a site enhancement plan detailing the type and location of enhancement features*'. I would concur with this statement and therefore, if you are minded to grant permission, can I suggest that an ecological mitigation and enhancement plan is secured by condition.

Prior to the commencement of any development activities, an ecological mitigation, compensation and enhancement strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Phase 1 Bat Report (David Leach Ecology, February 2017) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation, compensation and enhancement features permanently retained and maintained.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

County Minerals

No comments received.

Crime Prevention -Minor Apps

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

No comments received.

Landscape Team

No comments received.

Natural England Government Team

No objection subject to appropriate mitigation being secured:

The site lies adjacent to the Chichester and Langstone Harbour Special Protection Area (SPA), which is also notified as Chichester and Langstone Harbour Ramsar site and adjacent to the Solent Maritime Special Area of Conservation (SAC). The site also

lies adjacent to the Chichester Harbour Site of Special Scientific Interest (SSSI) and the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Although the area of development is set back from the designated sites, there is the potential for the construction work to:

- ☐ have an adverse effect on the integrity of Chichester and Langstone Harbour Special Protection Area, Ramsar site and the Solent Maritime Special Area of Conservation
- ☐ damage or destroy the interest features for which Chichester Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- ☐ Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

- ☐ No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. 01 October to 31 March inclusive).

All contractors working on site should be made aware of the informative (below) and should be provided with a map that clearly shows the boundaries of the designated sites in relation to the development site.

Informative:

- ☐ The applicant is advised that should storage, access or encroachment within the Chichester Harbour SSSI be found to occur as a result of the proposals during or after the works, this could be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended).

We advise that an appropriate planning condition(s) or obligation is attached to any planning permission to secure these measures.

Further advice on mitigation

The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. It shall also include details on how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds. The following issues should be addressed:

- ☐ Noise disturbance
- ☐ Visual disturbance
- ☐ Increased light disturbance (including after daylight hours)
- ☐ Vibrations by works
- ☐ Dust, silt and other works-related pollutants that may run-off into the protected site.

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

The proposed development site is next to a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal and that you consult the relevant AONB Partnership or Conservation Board.

Public Spaces

No comments received.

Waste Services Manager

No concerns over waste collection.

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: 1

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
APP/17/00247 Yachthaven House There are no objections to the proposed plans, infact 5 of the closest residents in Woodgaston welcome the plot being tidied, up by replacing the existing property with a new dwelling. NEHRA	Noted

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/Setting of AONB
 - (iii) Impact upon residential amenity
 - (iv) Flood risk
 - (v) Ecology
 - (vi) Trees
 - (vii) Contamination
 - (viii) Sustainability features
 - (ix) Archaeology
 - (x) Developer Contributions
- (i) Principle of development

The application site is situated in the non-urban area. Within such areas development is restricted to that which requires an overriding justification. In this case however the

proposal is for a replacement dwelling and has previously had permission for a replacement dwelling (although this permission has since lapsed).

Whilst it is noted that the existing dwelling has not been occupied in recent years it is not considered that the residential use has been abandoned. The principle of a 1 for 1 replacement dwelling is therefore considered acceptable subject to the development management criteria considered below.

(ii) Impact upon the character and appearance of the area/Setting of AONB

The existing building is of modern design and is set to the north of the plot approx 105m back from the foreshore at its closest point. The building is considered to be unattractive and is in a poor state of repair. The roof covering has been removed in order to deter unauthorised occupation.

The proposed dwelling would be sited in a similar location to the north of the site such that much of the buildings footprint overlaps that of the original house. The proposed dwelling would result in an increased mass and bulk to the existing building, however, it would be very similar to the previously approved scheme.

In addition the proposed pool building would be set forward towards Chichester Harbour, however, this structure is single storey with a flat roof. The building has been altered to include louvers and reduce the impact of glazing on the southern elevation.

The boat house and garage are located on the landward side of the proposed house and would be partly screened by existing trees.

The buildings incorporate natural stone and metal cladding (copper coloured), a condition in relation to materials is recommended.

The proposals have been considered by Chichester Harbour Conservancy in particular in relation to the impact on the landscape setting of the harbour and the AONB and subject to conditions no objections have been raised. It is considered that the proposed development would result in attractive buildings of modern design. The impact on the character and appearance of the area and the adjacent AONB is considered to be acceptable.

(iii) Impact upon residential amenity

It is considered that the main impacts from the development would be to Rhu House to the east and to the re-development site to the west.

Rhu House is a chalet style dwelling with a flank wall facing the application site with ground floor openings facing. There is a wall of approx. 1.8m between the properties and trees and other screening further south. The proposed dwelling would be set approximately 16.5m off. The new dwelling would have two first floor windows facing east serving bathroom and a narrow side lounge window. An obscure glazing condition is recommended. A first floor terrace would be screened to avoid a view to the east by a flank wall.

The rear boat house would have a first floor with south facing window which would not provide a direct view towards Rhu House. The single storey garage would be set well off the common boundary.

Overall the relationship of the development to Rhu House is considered to be acceptable.

To the west of the site planning permission was granted for a residential development. The nearest proposed dwelling would be located approximately 13m off the new building. The application property has three windows in the application property facing west serving master bedroom (side window), dressing room and en-suite. Plot 6 would have some side windows facing the application property although the main windows run north south. It is considered appropriate to condition obscure glazing to the proposed new windows.

There would be a south facing balcony with a western wall preventing direct overlooking to plots 6 and 3. The relationship is considered acceptable subject to conditions.

(iv) Flood risk

The site of the replacement dwelling is located within Flood Zone 1, the southern part of the site is within Flood Zone 2 and including the area of the pool building. The application has been submitted with a Flood Risk Assessment and this has resulted in the floor levels of the dwelling being set 600mm above predicted 0.5% annual exceedance level at 5.1m AOD. The pool house does not include accommodation and therefore does not result in addition risk to future residents.

Coastal Engineering have confirmed that *the details of which sufficiently outline how flood risk at the proposed development site will be mitigated. The finished ground floor levels of the property are proposed to be set at 5.1mAODN, 600mm above the predicted 1:200 year extreme tidal level for Chichester Harbour. In addition, the main sleeping accommodation in the property is also proposed to be situated on the upper floor of the building, therefore providing occupants with safe refuge during an extreme tidal flood event.*

The FRA also states that occupants of the property will prepare a Flood Warning and Evacuation Plan, and sign up to the Environment Agency's Floodline Warnings Direct service, to ensure adequate warning is received prior to an extreme tidal flood event.

It is considered that flood risk has been suitably addressed.

(v) Ecology

The application has been submitted with a Phase 1 Bat Report which also considered the potential for birds and reptiles. The site is located adjacent to Chichester Harbour with its protected national and international designations (SPA, SAC, SSSI, Ramsar etc). Natural England and the County Ecologist have therefore been consulted in relation to the development.

Natural England raise no objection subject to appropriate mitigation being secured. Conditions in relation to a Construction Environmental Management Plan and Noise and birds are recommended and an informative will be added as requested by Natural England.

The County Ecologist confirms agreement with the NE comments and an informative will be added in relation to advice relating to orchids. A condition also recommended in relation provision of an ecological mitigation, compensation and enhancement

strategy.

Subject to conditions, the proposal is considered to have an acceptable ecological impact.

(vi) Trees

With regard to trees, limited facilitation works are proposed to trees together with the felling of an oak and field maple. The oak trees along the northern site boundary are subject to a group TPO.

The site has been inspected by the Councils Arboriculturalist and amended arboricultural information submitted. Subject to the conditioning of the Arboricultural Assessment and method statement the impact on trees is considered acceptable.

(vii) Contamination

Part of the southern part of the site has been identified as being located within a former landfill site. The area of the house replacement, garage and boat house is outside of this area. The swimming pool would be within the mapped area and therefore it is necessary to impose appropriate conditions in order to ensure that the environment is protected together with avoiding any potential to impact on residents using the garden. The Councils Environmental Control Officer has recommended appropriate conditions in relation to the construction of the pool building.

(viii) Sustainability features

The proposed development has incorporated sustainable features such as green roofs (garage and pool building) and ground source heat pumps. These features are appropriate and the incorporation of green roofs would be beneficial in relation to drainage and ecology and a condition is therefore recommended.

(ix) Archaeology

This issue has been raised by Chichester Harbour Conservancy and the adjoining (much larger) development was subject to conditions. It is considered proportionate to condition a watching brief archaeological condition in this case.

(ix) Developer Contributions

The proposal is for a 1 for 1 replacement dwelling and therefore SRMP contribution is not considered to be appropriate in this case.

The development would be subject to CIL contributions based on a floorspace of 680sqm x £100/sqm. The demolished buildings have not been in lawful use for 6 months of the last 36 months. It is however noted that Self Build exemption is being claimed in this case.

8 Conclusion

In conclusion, the principle of a one for one replacement dwelling is considered acceptable. The design and scale of the development is considered acceptable in this attractive landscape setting adjacent to Chichester Harbour and the AONB. The impacts on existing and potential neighbouring residents has been taken into account

in the design of the development and is considered acceptable.

Flood risk, ecology and tree impacts have been suitably addressed subject to appropriate conditions. Potential contamination issues can be appropriately mitigated.

In conclusion the proposed development is considered to be acceptable in planning terms.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00247

(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:

Location Plan Drawing No. P16-082 02-02-001A
Block Plan Drawing No. P16-082 02-02-001A
Proposed Site Layout Drawing No. P16-082 01-02-003A
Proposed Site Plan Drawing No. P16-082 02-03-003
Proposed West Elevation Drawing No. P16-082 02-05-001
Proposed South Elevation Drawing No. P16-082 02-05-002
Proposed East Elevation Drawing No. P16-082 02-05-003
Proposed North Elevation Drawing No. P16-082 02-05-004
Proposed West Site Section Drawing No. P16-082 02-04-001
Proposed South Section Drawing No. P16-082 02-04-002
Proposed East Site Section Drawing No. P16-082 02-04-003
Proposed North Section Drawing No. P16-082 02-04-004
Proposed House Floor Plans Drawing No. P16-082 02-03-001
Pool House Plan and Elevations Drawing No. P16-082 02-03-002A
Proposed Boat House Plan and Elevations Drawing No. P16-082 02-03-003
Proposed Garage Plan and Elevations Drawing No. P16-082 02-03-004
Design and Access Statement Ref: PL16-082 February 2017
Basic Tree Survey for Yacht Haven, Hayling Island 14/11/2017 (as amended by
Arboricultural Assessment BS5387 19/2/2017 (as amended by
Arboricultural Assessment and Method Statement 21/05/2017
Tree Protection Plan Drawing No. P16-082 01-02-005
Phase 1 Bat Report February 2017
Flood Risk Assessment and Drainage Statement Report No. ICS-2441.07.001
Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interest of preventing impacts and disturbance to the national and international designations of Chichester Harbour SPA, SAC, SSSI and Ramsar sites having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Further advice on mitigation

The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. It shall also include details on how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds. The following issues should be addressed:

- Noise disturbance
- Visual disturbance
- Increased light disturbance (including after daylight hours)
- Vibrations by works
- Dust, silt and other works-related pollutants that may run-off into the protected site.

- 4 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. 01 October to 31 March inclusive).

Reason: In the interest of preventing impacts and disturbance to the national and international designations of Chichester Harbour SPA, SAC, SSSI and Ramsar sites and having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of the development hereby permitted an ecological mitigation, compensation and enhancement strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Phase 1 Bat Report (David Leach Ecology, February 2017) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation, compensation and enhancement features permanently retained and maintained.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Conservation Regulations 2010, Wildlife & Countryside Act 1981, Natural Environment & Rural Communities Act 2006 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 ecology of the area, the amenities of the locality and in the interests of traffic safety 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.

- 7 Prior to the commencement of groundworks associated with the construction of the pool house, or otherwise coincident with the boundary of the former waste management feature ref: 13/15; an appropriate assessment of the degree of soil contamination in this region of the site 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 physical site investigation, to provide sufficient data and information to adequately identify & characterise any contamination on or affecting the site, and to inform an appropriate assessment of the risks to the development or it's 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 regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, contamination may be present at the site in association with a deposit as landfill of stable non-reactive waste, present at the site

coincident with - & extending south of - the footprint of the approved pool house. Soils associated with the landfill feature could pose a risk to structures, services, and future residential occupants.

- 8 Prior to the first use of any relevant part of the permitted development, any verification report required in accordance with condition 7 (3) 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.

Reason: Having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, contamination may be present at the site in association with a deposit as landfill of stable non-reactive waste, present at the site coincident with- & extending south of- the footprint of the approved pool house. Soils associated with the landfill feature could pose a risk to structures, services, and future residential occupants.

- 9 The tree works approved shall be undertaken in accordance with BS 3998 (2010).

Reason: In the interests of good industry practice and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 10 The development hereby permitted shall be carried out in accordance with the approved Arboricultural Assessment and Method Statement dated 21/05/2017 and Tree Protection Site Plan.

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

- 11 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings 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.

- 12 The Local Planning Authority shall be informed in writing immediately of any items known or suspected to be of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found. Should the Local Planning Authority so decide, the developer shall make appropriate and satisfactory provision for the excavation and recording of remains, and subsequent publication of the results.

Reason: To enable items of archaeological interest to be recorded in

accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 The 'green roofs' to the pool house and garage building shall be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of sustainable building, ecology and surface water drainage, and having due regard to policies CS11, CS14, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dwelling house hereby permitted the windows in the first floor on the east and west facing elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 The boat house hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the proposed main dwelling and shall not be used as a separate unit of accommodation.
Reason: The provision of an additional unit of accommodation would be an unsustainable development and is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling, and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.