
Site Address:	82A Jubilee Road, Waterloooville, PO7 7RE		
Proposal:	Outline application for removal of existing commercial buildings and construction of 3No. detached 2 bed houses; with appearance and landscaping reserved. (Revised application).		
Application No:	APP/15/00408	Expiry Date:	02/11/2015
Applicant:	Mrs Chambers	Team:	Team 2
	Fiskal Ltd		
Agent:	Mr Bullen	Case Officer:	Richard Nash
	Plum Architects Ltd		
Ward:	Waterloo		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

The application site comprises a level plot of land of approximately 0.1 hectares in area, located to the north of Waterloooville Town Centre, and currently contains a range of dilapidated commercial buildings and unkempt open areas. The site is accessed via a poorly maintained driveway off the north side of Jubilee Road, west of its junction with Coronation Road. A secondary access leading to a spur opposite the Coronation Road junction appears to have not been in frequent use.

The site lies at the confluence of a variety of land uses. The Sunshine Day Centre is located to the west of the main access drive. The site boundary then turns to the rear of the day centre to adjoin Hillcrest School. Jubilee Park adjoins the north of the site and there are residential properties to the east and south. Beyond the immediate vicinity there are substantial areas of commercial (to the south west) and residential (to the south and east) land use.

Two prominent oak trees are sited beyond the northern boundary of the site, within Jubilee Park. The site has a variety of boundary treatments although, in line with the condition of the site itself, these are of variable quality and effect.

2 Planning History

07/71756/000: Certificate of Lawfulness for B1 light industrial use. Approved.

09/71756/001: Change of use from B1 to B2. Minor alterations to access doors and fenestration. Improvements to car park layout. Construction of open car port. Refused.

APP/14/01015: Outline application for removal of existing commercial buildings and construction of 4No. dwellings; comprising 1No. 4 bed detached town house and 3No. terraced 3 bed town houses. Approval of access with all other matters reserved. Withdrawn.

There have also been various pre-application and enforcement enquiries relating to the on-going and proposed use of the site.

3 Proposal

The current application is in outline and seeks approval of access, layout and scale for the removal of existing commercial buildings and the construction of 3No. detached 2 bed houses; with appearance and landscaping reserved.

The dwellings would be accessed via the existing driveway from Jubilee Road and arranged as a staggered terrace, with ridge heights ascending in height away from the existing dwellings to the south. It is anticipated that the dwellings would have standard dual-pitched roofs running front to back (east to west) with gable windows to each end.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM3	(Protection of Existing Employment and Tourism Sites)
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)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents (SPDs) and Guidance

Borough Design Guide SPD (2011)

Housing SPD (2011)

Residential Parking and Cycle Provision SPD (2010)

Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist: The supporting arboricultural evidence is comprehensive and outlined in the following points: Some tree removal is required to facilitate development as well as a requirement for tree pruning works to facilitate works. The trees proposed for removal: G3, T5, T6 and T7, are all of low value and grading, they do not offer a significant level of public amenity value to the local area and their removal could be mitigated by replacement planting on site. Direct replacements for the trees highlighted for removal must be conditioned and form part of the LMP. Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a

pre-commencement and site monitoring exercise undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. Therefore I have no objections to this scheme in arboricultural terms.
NB: Condition recommended.

Building Control, (Fire Access Consultation): Consultation required with HFRS.
Access/Turning Circle appears to be an issue – but no worse than under existing use.
Environmental Assessment/soil sample required.
NB: See Fire and Rescue and Environmental Health comments.

Environmental Health Manager (pollution): Would recommend that the following conditions and informatives be added, if any consent were to be granted:
Condition 1: No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall thereafter not be altered without prior consent other than for routine maintenance, which does not change its details. Reason: To protect the occupants of nearby residential properties from light disturbance/pollution.
Informative regarding Hours of Work: You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development which are audible at the site boundary, shall take place on any Sunday or Bank/Public Holiday, nor on any other day except between the following times: Monday to Friday 08:00-18:00 and Saturday 08:00-13:00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
Informative regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation, i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution Team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
Informative regarding Dust Control: You are hereby requested to ensure that the Environmental Health Pollution Team at Havant Borough Council are advised in writing as to what measures are to be put in to place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
NB: Condition and Informatives recommended.

Environmental Health Manager (Soil Contamination): I have reviewed the revised application documents and note that the changes principally relate to density, scale and massing. The risk profile of the site therefore remains unchanged, with proposals representing a sensitive land use, and the prior land use being regarded as being potentially contaminating. My previous comments in respect of this site (made under APP/14/01020) are considered to remain valid. I note that section 8.3 of the Planning Statement acknowledges the need for a ground contamination assessment (and remediation, if necessary), and that the applicant intends to address this issue following granting of an outline consent. I do not object to the principle of development of this site for residential use, subject to suitable conditions to ensure that the risks from possible contamination are quantified and, if necessary, addressed. If development control are minded to grant (or recommend consent be granted) for this scheme, I would request that consent be made conditional of the following:
Condition 1: Prior to the commencement of development approved by this planning permission, or at any other stage otherwise agreed in writing by the Local Planning

Authority; a scheme to deal with the risks associated with potential ground contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded: 1. A Desk Study & Preliminary Risk Assessment identifying: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme based upon 1), appropriate to the scale of the site and the risks identified, to provide sufficient information for an assessment of the risks to all receptors that may be affected, including those off site. 3. The results of the site investigation and risk assessment (2) and, if appropriate, a remediation or risk mitigation strategy based on these results giving full details of the measures required and how they are to be undertaken. 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 and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of remedial measures, and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved. Reasons: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, off site residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012.

Condition 2: 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 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. Reasons: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, off site residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012.

Condition 3: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, off site residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012.

NB: Conditions recommended.

Development Engineer - Highways: No adverse comments.

Waste Services Manager: None received.

Landscape Team: Existing adjacent trees positioned within the neighbouring Jubilee Park are of significant size and contribute positively to local landscape character and visual amenity. Based on the survey, it is reasonable to anticipate the adjacent trees (and associated root extent) precede the existing unit. The existing building does not appear in particularly good condition and the depth of existing foundations may not even be significant. It cannot be assumed that the building footprint will be free of existing tree root spread. If the Tree Officer is of the opinion that these proposals will risk causing detrimental effect to the adjacent Jubilee Park trees, then I cannot support this application.

NB: See Arborist comments.

Public Spaces Development Manager: None received.

County Ecologist: The application is accompanied by an Ecological Assessment (EcoSupport, October 2015) which provides a useful description of the application site and its potential ecological constraints. Overall, the site is not significantly constrained and no direct evidence of legally-protected or otherwise notable species was noted. A series of ecological mitigation measures are proposed and, if you are minded to grant permission, can I suggest that these are secured by condition:

Development activities shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (EcoSupport, October 2015) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation, compensation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the LPA. Reason: to provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Hampshire Fire & Rescue: Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access to the proposed site should be in accordance with Hampshire Act 1983 Section 12 (Access to buildings within the site will be dealt with as part of the Building Regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations. The following recommendations are advisory only and do not form part of any current legal requirement of this Authority: High reach appliances currently operated by the Hampshire Fire and Rescue Service exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows: Structures such as bridges, which a high rise appliance may need to cross, should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building; Additional water supplies for fire fighting may be necessary. You should contact Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals. Hampshire Fire and Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to: Protect Life; Protect Property, Heritage, the Environment and our Climate; Help promote and sustain Business Continuity; and Permit design freedoms and encourage innovative, inclusive and sustainable architecture. The use of AWSS can add significant benefit to the structural protection

of buildings from damage by fire. HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact on the wider community. Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Fire Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a controlled burn may take place. This of course could lead to the total loss of the building and its contents. Premises occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages. Further guidance on preventing pollution can be found in the following Environment Agency publications: Managing Fire Water and Major Spillages: PPG18; Pollution Incident Response Planning: PPG21; Controlled Burn: PPG28. Timber Framed Buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase. The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from <http://uktfa.com/> This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2). Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN1-902790-32-4), are available for purchase from the FPA (www.thefpa.co.uk) and from Construction Industry Press (www.cip-books.com). NB: Informatives added.

Crime Prevention: None received.

Traffic Management Team: None received.

Economic Development: This would make a more appropriate use of the land being sited as it is behind residential bungalows. The current business is not best suited to the site. The buildings do not lend themselves to any commercial use without significant investment which is unlikely taking into account any planning issues or commercial viability. No objection to the application.

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: 18

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary: Tree T7 borders 76c Jubilee Road. Removal would damage fence. Tree also provides valuable screening between property and proposed development. Request tree be allowed to remain. Will not allow fence to be removed and replaced as part of development. Very concerned that use of herbicide on stump of T7 or any other ground clearing will have very detrimental effect on plants in garden. Tree survey

states roots of T7 extend 2.4 metres in radius and herbicide treatment could therefore be transferred into garden. Tree survey states T7 needs to be removed for development. On original planning application there was to be a footpath running along boundary, in revised application it is simply a garden with a bike shed that could easily be located to avoid tree. Keeping T7 is important and is also in keeping with the leafy character of the area. If it is decided that T7 will be cut down request that extreme care is taken not to damage property. Replacement of fence is not an acceptable option. Would be much easier to leave tree standing.

Strip of driveway is in adjoining land ownership.

Impact on oak tree in park.

Impact on wildlife.

Plot 1 will reduce light and privacy to rear bedroom of 78 Jubilee Road.

Loss of privacy to rear access of 78 Jubilee Road.

Driveway too narrow.

Light pollution from lamp posts.

No room for bin storage.

Drive adjacent to 80 Jubilee Road provides rights of access to numbers 78 and 80 and the secondary access.

Noise and disturbance during construction phase.

Comment:

The strip of driveway referred to does not appear to be within the application site. In any case, the question of rights of access and damage to property, including through use of herbicide, is not a material planning consideration.

The Arborist has not objected to the proposal and has advised that tree T7 is of low value and grading and does not offer a significant level of public amenity value to the local area.

The other matters raised are discussed below.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity
- (iv) Developer contributions and other matters

(i) Principle of development

The application site is located within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the proposal would result in a regeneration of a deteriorating brownfield site. The proposal would result in the loss of an employment facility, but this is of low quality and in a somewhat awkward location and it is considered that sufficient marketing has been undertaken to demonstrate the site is no longer viable or desirable for continued employment use.

(ii) Impact on the application site and locality

As noted above, the site currently contains a range of dilapidated commercial buildings and unkempt open areas. An appropriate redevelopment would therefore result in an improvement in visual terms. The proposed layout would offer a good degree of private amenity space to occupiers of the dwellings, with a minimum rear garden length of approximately 11.5 metres, whilst also allowing space for parking, cycle and bin storage.

The stepped nature of the proposed ridge heights would respond to the heights of dwellings in the locality. Unit 1, to the south and closest to neighbouring dwellings, would be a bungalow with limited accommodation at first floor and no first floor windows facing to either side. Units 2 and 3 would be more conventional chalet style bungalows with more first floor accommodation, arranged in a similar configuration, with windows restricted to the front and rear elevations. Unit 1 would have a ridge height of approximately 5.6 metres above ground level and an eaves height of approximately 2.6 metres. Units 2 and 3 would have ridge heights of approximately 6.4 metres above ground level and eaves heights of approximately 3.2 metres.

Although not visible in the street scene the site can be seen from within the adjoining recreation ground. However, due to the current condition of the site, any such views would be likely to be improved by the proposal.

(iii) Impact on neighbouring amenity

An apparently little used access leads to the site from a spur between Jubilee Road and Jubilee Park. There is concern as to whether the proposal would impact on private rights across this access. This is a civil matter and as such is not a material planning consideration. It is acknowledged that use of the access would be likely to have an impact on occupiers of the properties adjoining at 74a, 76a and 76b Jubilee Road. However, the access is already in place and the proposed layout is such that it would appear unlikely to be used to serve the development in vehicular terms.

The proposal has the potential to impact more directly on the residential amenities of numbers 78 and 80 Jubilee Road (to the south of the site) and numbers 76b, c and d (to the east). The latter are two storey dwellings with rear garden lengths of between approximately 8 and 10 metres. Whilst the lower lengths fall short of current guidelines, the overall back-to-back distances would all be close to, or in excess of, 20 metres. These distances should ensure that a detrimental level of overlooking, shadowing or overbearing impact does not occur. The outlook from these properties is likely to improve as a result of the development.

There is concern over the loss of a tree and fencing at the boundary of number 76c. However, the Arborist has not objected to the loss of the tree and the question of

ownership of boundaries and fencing is a civil matter, and as such is not a material planning consideration. A more detailed landscaping scheme would be required at Full or Reserved Matters application stage and it is the Applicant's responsibility to submit proposals that are capable of being implemented in terms of land ownership.

Numbers 78 and 80 Jubilee Road are single storey dwellings, each with a relatively short rear garden facing the site. Number 78 would back on to the lengthy rear gardens of the proposed dwellings. Number 80 has a rear dormer window facing the site, with a detached garage serving to some extent as a buffer between the new and existing dwellings. The proposed dwelling on Plot 1 would be significantly closer to this dwelling than the existing buildings on site. However, the new dwelling would be sited at approximately 1 metre from the boundary with number 80, with a relatively low roof sloping away from this point. Due to this, a detrimental degree of overbearing impact should not occur and the geographical relationship between the properties is such that shadowing should not arise. No windows are proposed to face numbers 78 and 80 and the outlook from these properties is again likely to improve as a result of the development.

The access to the site runs directly alongside 80 Jubilee Road and also serves a garage at that property. This access has been in unfettered commercial use for a number of years and its proposed continued use is considered unlikely to cause any more disturbance than is currently the case. Indeed, the proposal offers an opportunity to improve the surface of the access and remove general noise and disturbance resulting from the historical use of the site.

(iv) Developer contributions and other matters

The width of the site access is limited (a little over 3 metres for the first 24 metres from the highway), but provides visibility along its full length. Furthermore, the access has been serving commercial operations for many years. The set back building line along the frontage of Jubilee Road should ensure that visibility in both directions along the main highway is acceptable. The Highways Engineer has raised no objection to the proposal.

Parking within the site would comprise two spaces per dwelling, in line with the adopted Borough standards. Two covered and secure cycle storage spaces per dwelling would also be provided, with short term visitor spaces secured to the side walls of each dwelling. There is sufficient room within the site to provide bin storage.

As the proposal is in outline, it is not subject to the Community Infrastructure Levy – this would be dealt with at the detailed or reserved matters application stage. The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided. Consultation responses regarding matters such as trees, ecology and soil contamination are noted above and appropriate conditions and informatives are recommended alongside a range of conditions normally recommended for outline planning permissions.

8 Conclusion

The proposed construction of 3No. detached 2 bed houses, with approval for access, layout and scale, is acceptable in principle and would not have a detrimental impact on the application site, the wider locality or the amenities of occupiers of neighbouring properties. Soil contamination, landscaping, impact on trees and ecology, developer contributions and other matters can be satisfactorily dealt with by way of planning conditions and normal process. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT OUTLINE CONSENT** for application APP/15/00408, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Approval of the details of the appearance of the proposed development, and the landscaping of the site, hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.
- 3 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

PA13-119:03 (Proposed Site Layout)
PA13-119:04 (Proposed Plans and Site Sections)

Reason: - To ensure provision of a satisfactory development.
- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors and ridges of the proposed buildings and the surrounding ground levels, in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of nearby dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by any such Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of the dwellings hereby approved and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development shall not be brought into use until the spaces for the parking of vehicles have been provided within the site, and surfaced and marked out in accordance with the approved details and any other details subsequently agreed in writing with the Local Planning Authority. Two such spaces shall be allocated to each dwelling and thereafter shall be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development shall be carried out in full accordance with the Arboricultural Impact Appraisal and Tree Survey prepared by Sapling Arboricultural Ltd and received by the Local Planning Authority on 14 April 2015. All protection measures contained therein shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 9 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall thereafter not be altered without prior consent other than for routine maintenance, which does not change its details.
Reason: To protect the occupiers of nearby residential properties from light disturbance/pollution 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.
- 10 Prior to the commencement of development approved by this planning permission, or at any other stage otherwise agreed in writing by the Local Planning Authority; a scheme to deal with the risks associated with potential ground contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded:
1. A Desk Study & Preliminary Risk Assessment identifying: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks

arising from contamination at the site.

2. A site investigation scheme based upon 1), appropriate to the scale of the site and the risks identified, to provide sufficient information for an assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and, if appropriate, a remediation or risk mitigation strategy based on these results giving full details of the measures required and how they are to be undertaken.

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 and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of remedial measures, and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 11 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 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: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 13 Development activities shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (EcoSupport, October 2015) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation, compensation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, Policy CS11 of the Havant Borough Core Strategy 2011 and the national Planning Policy Framework 2012.