
Site Address:	Land adjacent to 27, Holybourne Road, Havant		
Proposal:	Erection of 9 dwellings comprising of 5No. 3 bed houses, 2No.1bed flats and 2No. 2 bed flats with associated landscaping, car parking, bin and cycle storage.		
Application No:	APP/16/00465	Expiry Date:	04/08/2016
Applicant:	Mr Legg Portsmouth City Council		
Agent:	Miss Lewis	Case Officer:	Heather Lealan
	Kenn Scaddan Associates Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a 0.31 hectare parcel of land located at the end of Holybourne Road, Leigh Park. The site is of an irregular shape and is bounded by housing to the north, east and south and is located off the terminating end of the residential Holybourne Road to the west. The land is currently public open space in the form of open grassland and is identified as a housing allocation site within the Havant Borough Local Plan (Allocations) 2014.
- 1.2 The site is enclosed by existing built form on 3 sides and is relatively flat. It currently has little vegetation of note apart from several mature trees located around the peripheral edges, none of which are subject to Tree Preservation Orders (TPOs).
- 1.3 Running adjacent to the southern boundary of the site is a culverted drain with an 8 metre easement. The site is within a flood zone 1 and there are no known areas of archeological interest within the site.

2 Planning History

The site subject to this application is allocated by Policy LP1 (L89) (Leigh Park Housing Allocations) of the adopted Havant Borough Local Plan (Allocations). This is a housing allocation of the land for 8 new homes.

3 Proposal

- 3.1 The proposal is for the erection of 9 dwellings comprising of 5No. 3 bed houses, 2No.1 bed flats and 2 No.2 bed flats with associated landscaping, car parking, bin and cycle storage. The application as initially submitted proposed a further 2No.1 Bed flats within a third storey. This top floor has since been omitted from the scheme and amended plans submitted following officer concerns regarding the visual detriment to the streetscene.
- 3.2 Vehicular access is proposed via Holybourne Road at the south western corner of the site. The dwellings would be constructed in buff multi stock bricks with elements of timber cladding, and concrete tiles for the roof.

- 3.3 100% of the dwellings proposed would be affordable units and are proposed to be offered to those living within PO1-PO9 postcodes on Portsmouth City Council's Home Options List, with priority being given to those living in Leigh Park and Havant. As the scheme has been revised down to 9 units, LPA's policy requirement for 30-40% to be allocated through Hampshire Home Choice is not triggered, (since the recent ruling for affordable housing obligations.)
- 3.4 All the rear garden depths of the proposed houses are over 10m and back to back distances accord with the requirements of the Havant Borough Design Guide. Parking provision is provided with small parking courts and numerically accords with the adopted standards. In addition 2 visitor parking spaces are indicated.
- 3.5 A culvertered drain runs along the southern boundary of the site and has an 8m development easement.
- 3.6 The planning application is supported by a comprehensive set of plans covering such matters as layouts, elevations, storey heights, external enclosure, external finishes, and includes the following documents:

Design and Access Statement
 Affordable Housing Statement
 Arboricultural Statement
 Disano Lighting Details
 Ecology Report
 Flood Risk Assessment Report
 Land Contamination Assessment
 Landscape Management Plan
 Sustainability Statement
 Transport Statement
 Drainage Strategy

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

LP1	(Leigh Park Housing Allocations (Sites))
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from

AL2 Residential Development)
(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

Supplementary Planning Documents -
Borough Design Guide SPD (Adopted Dec 2011)
Residential Parking and Cycle Provision SPD (Adopted March 2010)

5 Statutory and Non Statutory Consultations

Environment Agency

Initial objection as the FRA submitted did not address the issues with the culvert to the southern boundary. Further information has now been submitted by the applicant and the EA have confirmed that the construction methods within the 8m culvert easement are acceptable.

Comment - The site is within a flood zone 1 and is an allocation site. Therefore, it is not considered that a sequential test is required for this site. Furthermore, the EA have also confirmed to the Case Officer that the sequential test paragraph is a standard paragraph. Following the submission of further drainage details the EA has removed it's objection.

Engineering/Drainage

The documentation provided recognises the key design issues facing this difficult site. The structural calculations associated with the culvert are robust. The use of soakaways into the deeper layers of the soil, with overflow facility into the storm system, is a sensible approach to the site drainage. Southern Water will need to licence the connection to the sewers.

Recommend standard condition, development to be constructed in accordance with submitted plans.

Comment - The drainage strategy should be included within the approved plans list and an informative included to advise the applicant that approval from SW is required for connection to the sewerage system.

Property Services Manager

No comments

Building Control

A fire appliance should be able to be within 45m of all points within all dwellings. Adequate turning should also be provided where a fire appliance will have to reverse in excess of 20m

Comment - Applicant is aware

Development Engineer

Recommend that the junction is substantially constructed before work is started on site. The following condition should be imposed;

- The roads, turning areas. cycle storage and car parking should be conditioned to be constructed as shown on the submitted layout plan.
- Details of the levels and construction of the highway should be submitted.
- A planning showing the proposed street lighting plan
- A plan showing the area of storage of material, operative parking and position of site

offices/building.

-A plan showing details of the cycleway through the site to include signing

Also a legal agreement to ensure that if the highway are not adopted, that a maintenance regime, including street sweeping and scavenging is set up by means of a maintenance company.

Also if the roads are not adopted then a legal agreement is required to ensure that the public have right to pass and repass over the public areas

Comment - PCC will be the management company for this site and have entered into a legal agreement accordingly; including rights for public to access. PCC will be undertaking a design check process with HCC for the access road. It is not considered that a condition requiring the junction to be substantially complete before construction commences is appropriate given the location of this site; it is not in a sensitive area in terms of traffic flow past the access. There isn't a cycle route through the site.

Waste Services Manager

No concerns

Crime Prevention

No comments

Public Spaces

No comments

Arboriculturalist

No objection

Landscape and Urban Design

The proposed apartment block is three full storeys with a very generous roofscape – given the close proximity of this to No. 27 Holybourne Road, I have particular concern about disparity of scale between existing and proposed built-form.

I am also concerned that the façade proposals comprise a high proportion of weatherboarding, which does little to correspond with the local vernacular – a lack of context response that further emphasises the building scale imbalance.

Whilst an increase above two storeys may be necessitated from a viability perspective (primarily because the application site is small and awkwardly shaped), this cannot be by compromise to Policy CS16 High Quality Design – specifically, *1. c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.*

Comment - The plans have now been amended to remove the third storey proposed to the flats and the Landscape Architect has removed their objection. The applicant has supported the design approach in terms of the weatherboarding and the amount of weatherboarding to the flats has been reduced.

Local Lead Flood Authority HCC

The LLFA was initially consulted on this application but the scheme has been reduced to 9 dwellings and so now falls within the remit of the Authority's Drainage Engineer.

It is below the consultation level for SW but drainage details regarding the culvert have been submitted and SW notified with regard to the additional information. An informative should be added to advise the applicant that consent must be gained from

Southern Water to connect to the sewerage system.

Housing Needs Manager

The number of units has been decreased from 11 to 9 and so the requirements of policy CS9 do not need to be met in terms of 30-40% affordable home provision to Hampshire Home Choice.

County Ecologist

This site is in relatively close proximity to the Blendworth Crescent development site and is therefore likely to form part of the local 'batscape' used by various bat species in the local area. There is a large maternity roost of serotine bats in a residential dwelling near that site and it is highly likely that bats from this very important roost will make use of any areas of local greenspace, even though no serotines were recorded here. The presence of this roost (only c.300m distant) is not mentioned within the submitted Ecological Survey (EcoSupport, August 2015) and this is an omission in my opinion. Bats operate over a landscape-scale not site-scale and assessments of impact should reflect this. There may well be a cumulative effect arising from the proposed development of both this site and Blendworth Crescent – the loss of land at one or both may impact the serotine population e.g. by reducing prey availability, increasing artificial light. In my opinion it would be sensible to incorporate bat mitigation features within this site as well as Blendworth Crescent as a means of securing a meaningful amount of bat-friendly habitat across the immediate landscape.

There is no lighting strategy submitted with the application, although some broad recommendations are made within the ecology report. As lighting is perhaps the most significant of the potential impacts to bats it is recommended that a detailed strategy is secured by condition – this would at least ensure that no excessive lighting spills onto the remaining or proposed boundary features, rendering them unattractive for bats. The lighting strategy should include an assessment of predicted light spillage in three dimensions (i.e. showing heights) so that spillage onto adjacent trees/boundaries can be judged. It should include full details of the lamp and luminaire types to be installed and how these have been chosen to avoid impacts.

Prior to the commencement of any development activities, a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, August 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy. 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.

The submitted Ecological Survey also includes of other ecological mitigation measures proposed for common reptiles and nesting birds and these can also be secured by condition.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Ecological Survey (EcoSupport, August 2015) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. 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.

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: 19

Number of site notices: One

Statutory advertisement: 03/06/2016

Number of representations received: 3

Summary:

- a) Inadequate on site and on street parking (heightened by the 'school run')
- b) impact of traffic during construction phase and in the future when dwellings are occupied
- c) No plans of street lighting, especially around the walkway though to the Petersfield Road, which will become even more intimidating with a block of flats there.
- d) The design of the proposed dwelling and flats are out of keeping with the area
- e) Height of the flats will be overbearing
- f) No contact has been made to discuss boundary agreements with existing dwellings - *This is a private matter regarding ownership but the boundary treatments as shown on the submitted plans is considered to be acceptable*
- g) The development of the site will impact the quiet enjoyment of the occupiers of the surrounding residential properties and will lead to unacceptable levels of noise exposure. Planning process should be used to avoid this effect occurring
- h) Overlooking into the surrounding dwellings
- i) Impact of additional street lighting and ambient lighting on the amenities of the occupiers of the surrounding existing dwellings
- j) Why do we need additional housing. *This site has already been identified in the adopted local plan (allocations) as an allocated housing site*
- k) Loss of open amenity space and detriment to local residents right to peaceful enjoyment of possessions *This site has already been identified in the adopted local plan (allocations) as an allocated housing site*
- l) Negative impacts of Urbanisation and environmental impacts of increase in densities of urban areas *This site has already been identified in the adopted local plan (allocations) as an allocated housing site*
- m) loss of greenspace provision for sustainable urban drainage
- n) Dispute the comment from housing group with regard to demographic of the area *Noted*
- o) Comment with regard to size of homes within uk and cost comparison with other European countries *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) Nature of Development
- (iii) Impact on the Character and Appearance of the area
- (iv) Residential and Neighboring Amenity
- (v) Access and Highway Implications
- (vi) Flooding and Drainage
- (vii) The Effect of Development on Ecology
- (viii) Impact on Trees
- (ix) Crime Prevention
- (x) Contribution Requirements

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site the subject of this application is allocated by Policy LP1 (L89) (Leigh Park Housing Allocations) of the adopted Havant Borough Local Plan (Allocations). This allocation is for 8 new homes and the principle of developing this area has therefore been established by the allocation of the site in the local plan and the extant outline consent.

(ii) Nature of Development

7.3 The current application is for full planning permission with a single vehicular access off Holybourne Road. In respect to the residential floorspace and proposed density the following factors have been considered;

- The density of residential development
- The mix of dwelling sizes and tenures
- The design and layout of the residential development

The density of residential development

7.4 The application seeks 9 No. dwellings which equates to approximately 29 dwellings per hectare. Core Strategy policy CS9 states that planning permission will be granted for housing proposals which (amongst other matters) '*Achieve a suitable density of development for the location, taking account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form*'.

7.5 Supporting text of the Core Strategy paragraph 6.21 provides further guidance stating that:

The density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:

High Density – Minimum of 60 dwellings per hectare
Medium Density – Minimum of 45 dwellings per hectare
Low Density – Up to 45 dwellings per hectare

Under this assessment the density of development can be considered to be within the Low Density category.

- 7.6 Paragraph 6.23 makes it clear that *'It is not intended that density requirements should be too prescriptive as it is often a difficult balance between maximising the use of land and reflecting surrounding built character and the amenity of neighbouring residents. This is therefore best assessed through individual planning proposals through the development management process'*
- 7.7 The NPPF states that *'To boost significantly the supply of housing, local planning authorities should, (amongst other matters) set out their own approach to housing density.* Although this scheme represents a low density development, within an established urban area, the proposed density of 29 dph is considered to be an appropriate density given the restricted development area of the site due to the 8m easement required for the culverted drain.

The Mix of Dwelling Sizes and Tenures

- 7.8 With regard to the type and size of proposed accommodation and its potential to create a mixed and integrated community, regard is to be had to Core Strategy policy CS9 which states that development should *'Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities'*. Paragraph 6.24 states that a mix of dwelling types is sought from one and two bedroom flats to terraces and larger detached houses. In this case, the proposal comprises a mix of semi-detached and short terrace 3 bed dwellings and one bedroom and two bed roomed flats. This is considered to be an acceptable mix for this small site. The site is proposed to be 100% affordable and, whilst a mix of tenures is usually sought, the Borough's Housing Officer considers that the homes will provide much needed accommodation in a popular area with good links to transport, health, education and amenity facilities.

The Design and Layout of the Development

- 7.9 The layout for the scheme has been informed by the position of the site in relation to the topography, trees, hedges and boundary screening, the nature and form of existing surrounding development and drainage constraints. Detailed negotiations have taken place with the applicants in order to improve the urban design qualities of the originally submitted scheme, with particular regard to the character of the street scene in terms of the block of flats which faces Holybourne Road.
- 7.10 The layout reflects the irregular shape of the site and the need to create a sensitive relationship with the adjoining residential properties. Access into the site for the development is via Holybourne Road, at the end of the cul-de-sac and adjacent to the existing turning area. The dwellings are set back within the site, forming a cul-de-sac that is distinct from the wider linear pattern of development along Holybourne Road. However, the layout of the dwelling houses will to some degree mirror the layout, and relationship between dwellings, of those located directly north of the application site on Blendworth Crescent.

(iii) Impact on the Character and appearance of the area

- 7.11 The site currently is enclosed by existing development, limiting views from the wider area. The housing to the rear will form a cul-de-sac character that forms a separate identity to the wider area. It is considered that the position of the houses, along with the flats at a terminating point in the road, allows the use of materials and general design to differ from the existing vernacular. The buff coloured bricks will still respect the local character whilst the introduction of weatherboarding will assist to form a cohesive and individual character for this development.

(iv) Residential and Neighbouring Amenity

- 7.12 The site is bounded to virtually all sites by existing housing, save a gap on the western side of the site where the new access provision will be located. The submitted plans shows that houses proposed will have a minimum of 10m rear garden distances, and first floor window to window distances would exceed the 20m minimum set out in the Council's Design Guidance, and this relationship is considered to be acceptable. Although the scheme will increase the density of the locality, it is in accordance with both local plan policies and the guidance within the NPPF.
- 7.13 In relation to concerns about overlooking and overbearing, the separation distances proposed between existing and proposed dwellings accords with the Borough Design Guide and it is considered that an acceptable relationship between dwellings is achieved. The proposed block of flats situated to the southern end of Holybourne Road has been reduced in height by one storey following officer concerns about the impact of the flats on surrounding development.
- 7.14 With regard to noise from the use of gardens and open space within the site, it is considered that the development generally provides adequate garden amenity space around properties. This would reduce the risk of likely disturbance to neighbouring residents, although it has to be recognised that the residential development would increase activity close to the rear boundaries of adjacent properties. However, the layout meets the requirements of the Borough Design Guide which seeks, amongst other objectives, to ensure that new development is designed to appropriate standards. However, one letter of representation submitted to the LPA raises concerns about the impact of the development on their right to peaceful enjoyment of their home. The Human Rights Act confers a number of rights, of which the following is relevant in this case;

First Protocol, Article 1: The right to peaceful enjoyment of possessions. It is necessary to balance the right to use this land as the owner wishes, against the need to protect the amenities of the occupiers of the surrounding residential properties from inappropriate development. The development on the land is in accordance with the Council's adopted policies. It is considered that the use of the land for the housing numbers proposed is proportional; being only 1 more dwelling than indicatively suggested within the allocation plan. Furthermore, it is considered that the layout meets the intended objectives of the Local Plan to protect the character of the area, and the amenities of the occupiers of the surrounding residential properties from inappropriate development.

- 7.15 In relation to traffic noise from the construction phase and the proposed residential development, it is considered that the most likely property to be impacted would be the dwelling at No.27 Holybourne Road. However, the access road would be set off this boundary and beyond the proposed flats in this location. As such it is considered that the proposal's impact on the amenity of this property and other adjacent properties

would be acceptable.

- 7.16 With regard to the loss of the amenity space, the principal of housing development within this site has already been established through the local plan proposes and the identification of the site as a housing site within the adopted allocations plan.

(v) Access and Highway Implications

- 7.17 Access to the proposed residential development would be via a new access off Holybourne Road and the LPA's development engineer considers that this access is acceptable. The applicant will still be required to undertake the design check S278 with HCC but it is not considered that these details need to be finalised prior to the issuing of planning permission as this access is located toward the end of a cul-de-sac and is not sensitive in terms of traffic flow past the site. Also for this reason it is not considered appropriate to impose a condition requiring the junction to be substantially complete before construction commences.
- 7.18 Parking provision is provided with small parking courts and numerically accords with the adopted standards. In addition 2 visitor parking spaces are indicated.
- 7.19 PCC will be the management company for this site and have entered into a legal agreement accordingly including rights for public to access.

(vi) Flooding and Drainage

- 7.20 The Environment Agency Flood Risk Map shows the development site is located in Flood Zone 1. Whilst development is considered appropriate for Flood Zone 1, in accordance with the Technical Guidance in the NPPF, a Flood Risk Assessment has been submitted together with a drainage strategy. The Technical Guidance states that developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.
- 7.21 The foul drainage has been assessed in the submitted Drainage Strategy Report and Flood Risk Assessment and the Council's Drainage Engineer has found the proposals to be robust and has requested that they be conditioned as submitted. The necessary works to join the sewerage system can be requisitioned from Southern Water by the developer under separate legislation and an informative should be included to this regard.

(vii) The Effect of Development on Ecology

- 7.22 The application site is not covered by or adjacent to any statutory protected sites of nature conservation importance. The submitted Ecology Assessment identifies that no other protected sites are likely to be affected, and that the majority of the site is of negligible value, though it is part of the batscape of the local area. The consultant ecologist has required that a lighting strategy to protect adjacent bat roosts is conditioned along with the findings of the ecological report.

(ix) Impact on Trees

- 7.23 The submitted plans indicate the retention of the existing trees. These are limited in

number and located on or near the site boundaries. The landscape plan should be included within the approved plans list to ensure that accordance with this scheme is achieved.

(x) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

7.24 The residential element of the development is not liable for CIL as all of the housing provision is affordable; additionally a S106 has been completed in respect to the following matters:-

- (i) A contribution in respect to the Solent Recreation Mitigation Project;
- (ii) Management of the communal areas;
- (iii) Management and maintenance of SUDS; and
- (iv) Monitoring and administration Fee.

8 Conclusion

8.1 The submitted plans provide for a satisfactory form of development which achieves an acceptable impact on the character and appearance of the area, and the amenities of neighbouring properties. Technical requirements such as highway and drainage matters have been appropriately addressed at this stage, with conditions recommended where necessary. Relevant ecological interests have been taken into account also.

8.2 In summary, the proposed development is considered to comply with the Local Plan Core Strategy and Allocations documents, other adopted SPDs and the NPPF. As such the recommendation is for permission subject to a Section 106 Agreement and planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00465 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 Compulsary Purchase Act 2004.

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

Design and Access Statement submitted 5 May 2016

Arboricultural Statement submitted 5 May 2016

Disano Lighting Details submitted 27 June 2016

Ecology Report submitted 5 May 2016

Flood Risk Assessment Report submitted 5 May 2016

Land Contamination Assessment submitted 5 May 2016

Landscape Plan drwg.no GHD2093 Rev C submitted 19 July 2016
 Landscape Management Plan prepared by garden house design submitted 19 July 2016
 Materials Schedule submitted 5 May 2016
 Sustainability Statement submitted 5 May 2016
 Transport Statement submitted 5 May 2016
 Site location and block plan drwg.no 1103- PD 101 rev E received 1 July 2016
 Outline Landscape Plan drwg.no GHD2093 rev A received 5 May 2016
 Flat Plans 1-4 drwg.no 1103- PD 122 rev B received 1 July 2016
 Elevations 1-4 drwg.no 1103- PD 124 rev B received 1 July 2016
 House Plan 5-9 drwg.no 1103- PD 120 rev B received 1 July 2016
 Elevations 5-9 drwg.no 1103- PD 123 rev B received 1 July 2016
 Flat Plans 1-4 drwg.no 1103- PD 122 rev B received 1 July 2016
 Street Scene drwg.no 1103- PD 125 rev C received 1 July 2016
 Drainage Strategy sections drwg.no PMC-506 P1 received 17 August 2016
 Letter sent to Environment Agency 22/06/2016 received 19 August 2016
 Structural Design Results prepared by CPSA received 19 August 2016
 Drainage Strategy PMC-239-500 P4 received 19 August 2016
 Drainage Report prepared by Rushby Brewster received 19 August 2016
Reason: - To ensure provision of a satisfactory development.

- 3 The landscaping works shown on the approved plans [ref.GHD2093 Rev C Landscape Plan] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall not be brought into use prior to the completion of all foul and surface water drains and sewers proposed to serve the site in full accordance with plans and particulars hereby approved by the Local Planning 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.
- 5 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 interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The car parking, cycle storage, servicing and other vehicular access arrangements within the site as shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.
Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 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 and site office 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/or 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.
- 8 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Prior to the commencement of any development activities, a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, August 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

- 10 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Ecological Survey (EcoSupport, August 2015) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.