
Site Address:	Land South of Bartons Road, Havant		
Proposal:	Outline application for residential development (175 dwellings) with associated infrastructure.		
Application No:	APP/15/01435	Expiry Date:	04/04/2016
Applicant:	Chidden Farms		
Agent:	Mr Blackwell	Case Officer:	David Eaves
	Bidwells		
Ward:	Bondfields		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

- 1.1 The application site comprises an area of land of approximately 7.16 hectares to the south of Bartons Road and to the east of Japonica Way, Azelia Close and Fushia Close in Havant.
- 1.2 The land currently forms arable fields with some individual trees and a small copse. The land slopes down from north to south. Vehicular access is proposed from Bartons Road and this would lead to the formation of an opening in the existing hedgerow.
- 1.3 The site is open to the eastern side with long views across the undeveloped landscape. Other boundaries are generally well screened with hedges and trees.
- 1.4 The small copse includes a pond feature and there is a public foul sewer crossing the site with raised manholes in several places.
- 1.5 The surrounding land uses include large detached residential properties fronting Bartons Road. These include Eastleigh House a listed building with planning consent for mixed office and residential use. To the north-west is Havant Garden Centre and Maidenhead Aquatics and associated car parking areas. To the western side of the site is the relatively high density residential development of the former Locks Farm.

2 Planning History

01/66380/000 - County Matter Application for the installation of a foul sewer connection., PERM,16/07/2001

3 Proposal

- 3.1 Outline application for residential development (175 dwellings) with associated infrastructure.
- 3.2 The outline application includes access only for consideration at this stage with Appearance, Landscaping, Layout and Scale all reserved matters.
- 3.3 The application has been accompanied by the following additional information:

Illustrative Master Plan
 Transport Assessment
 Preliminary Foul and Services Appraisal
 Flood Risk Assessment
 Arboricultural Impact Assessment
 Landscape Visual Assessment
 Landscape Masterplan
 Tree Protection Plans
 Tree Survey and Constraints Plan
 Porous Footpath Plan
 Ecological Mitigation and Habitat Creation and Management Plan
 Bat Survey
 Breeding Birds Survey
 Preliminary Ecological Appraisal and Phase 1 Habitat Assessment
 Design and Access Statement
 Minerals Report

- 3.4 Whilst the application is in outline form the illustrative master plan provides details of how the site could be developed for the provision of 175 dwellings. The plan indicates a single road access leading south from Bartons Road. This leads to a loop roads and cul-de-sacs. There are also private drive access roads.
- 3.5 The proposal indicates a mixture of detached, semi-detached, terraced and flat development on the masterplan.
- 3.6 The illustrative layout retains TPO trees and links the small copse with two TPO'd oak trees by the provision of a green avenue. There is open space provided to the northern boundary and adjacent to the retained trees as well as to either side of the access road.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
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)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
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AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Design Guide SPD 2011

Havant Borough Residential Parking and Cycle Provision SPD 2010

Hampshire Minerals and Waste Plan 2013

Policy 15 Mineral Safeguarding Area - Sharp Sand and Gravel

Listed Building Grade: Grade 2 (Adjacent)

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist HBC

The supporting arboricultural evidence is comprehensive and I make the following points:

Minimal tree removal is required to facilitate development as well as a requirement for some tree pruning works to facilitate works.

The trees and hedges proposed for removal are all of low/fair value and grading and some could have been removed for sound arboricultural reasons regardless of any redevelopment proposals. These trees should not be considered a constraint to development for a site of this size.

The land has been the subject of agricultural management and although the trees are open grown, their root structures will have been compromised as ploughing is clearly evident well into the RPAs of the trees as is usual with an crop field. Hence the roots will have adapted to this process over the years - roots are unlikely to be found within the usual top 500mm of soil in this instance. (extensive ploughing over the years with have cause major disruption).

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a pre commencement meeting is conditioned, plus site monitoring exercises are undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

I would like to see at full application stage a comprehensive planting programme implemented so as to enhance the site - opportunity on a site of this size for extensive semi mature planting is achievable.

Therefore I have no objections to this scheme in arboricultural terms.

Officer Comment:

Conditions are required in relation to ARB method statement and planting/landscaping is a Reserved Matter.

Building Control

No comments received.

Coastal Engineering

No comments to make.

HBC Engineering/Drainage

The FRA indicates that all development surface water will be infiltrated to ground. This is considered an acceptable drainage solution given the nature of the ground.

However careful consideration needs to be given to the exceedance strategy in case proposals are brought forward to develop the land to the south. The avoidance of more pressure on the Southern Water system is welcomed given problems downstream. Consideration also needs to be given to the infiltration rate from the development not having an adverse effect on the springs to the south of the site which could potentially lead to increased instances of flooding in Southleigh Road to the east of Eastleigh Road.

Development Engineer (Highways)

The Highway comments will come from HCC.

The illustrative layout shows that 175 units plus roads, landscaping and suds can be accommodated within the site.

Space should be provided in the bottom southeast corner of the site for a link to any future development.

HBC Housing

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on-site; this would equate to a minimum of 53 units.

Demand for affordable housing continues to rise in the Havant area; currently there are 1981 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 632 are waiting for two bedrooms. Many of these are looking to downsize which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families.

Should this proposal proceed to final development it will help to improve the supply of this very limited resource and at the same time help towards the overall housing numbers required by the Borough.

The homes will provide much needed accommodation in a popular and very desirable location with excellent links to transport, education and amenity facilities.

The affordable homes will be advertised by Havant Borough Council through Hampshire Home Choice, our sub regional choice based lettings scheme and a Community Lettings Plan would be suggested to the Registered Provider with the aim of creating a sustainable community.

The sizes of the individual units on the site will be reviewed having regard to the Nationally Described Space Standard.

HBC Waste Services

Hopefully the planning application will allow for a 26 tonne refuse vehicle to gain access safely to effect waste collection at this location.

HBC Landscape Team

In reviewing the submitted Landscape and Visual Impact assessment, I fully concur with the findings. Although effects of agricultural farmland loss will be relatively limited, the conclusion highlights a requirement for a high standard of contextualised housing stock, green infrastructure and more general landscape design to sufficiently mitigate this loss. I recommend conditions emphasise a high quality approach to architectural design, material palette selection and detail.

I am pleased to see a number of comments previously raised have already been resolved by development proposal adjustment. Having previously commented that a well designed scheme should be easy to find your way around, the submitted Design and Access Statement highlights a legible hierarchy of roads and footpaths a design principle further indicated within the Landscape Masterplan. The detailed design and material selection now needs to demonstrate that the proposed development will sufficiently

- translate road and footpath hierarchy on the ground
- define designated vehicle parking
- reinforce pedestrian / cyclist priority
- complement the architectural façade materials

Open spaces indicated for the retention of existing mature trees, with generous perimeter landscape buffers and careful integration of drainage swale features are further deemed very positive aspects of the proposals. Detailed soft landscape proposals now need to demonstrate that existing landscape features will be sufficiently protected and enhanced to preserve the existing landscape character and to reflect the close proximity of open countryside.

Conditions recommended.

HBC Planning Policy

The adopted Local Plan (Core Strategy), the Local Plan (Allocations) and the Hants Waste and Minerals Plan provide the development plan for the Borough.

Principle of development

The site is formally allocated for residential development in the Havant Borough Local Plan (Allocations) which was adopted by the Council in 2014.

Policy HB1 (Havant and Bedhampton Housing Allocations) is the policy that relates most specifically to the site, allocating it for approximately 203 dwellings under site reference UE3b. The number of dwellings indicated through this policy is intended to be indicative rather than prescriptive.

The adopted Local Plan (Allocations) identifies site specific development requirements for this site. The indicative layout plan appears to show awareness of these requirements. This includes provision of appropriate cycle/pedestrian access points, having regard to the relationship with the adjacent listed building, the need for landscape buffers and the vehicular access being provided north onto Bartons Road. Conditions relating to these matters are likely to be required.

Although the potential number of dwellings achieved by this proposal (175 dwellings) is less than the 203 indicative figure in the Local Plan this is satisfactory and appears justified due to the apparent need for swales, space around TPOs, retaining existing landscape buffers and the setting for the adjacent listed building.

Planning Policy officers support the principle of the development at this site. It is in

accordance with the adopted Local Plan and will contribute to ongoing housing need and supply.

Local Plan Policies

Various policies from the Local Plan will apply to the site to secure an appropriate development.

This will include policies from the adopted Local Plan (Core Strategy) relating to design and neighbouring amenity (Policy CS16); the requirement for 30% affordable housing (Policy CS9); matters relating to open space and increased footpath/cycle use (Policy CS1); and protecting and enhancing the special environment (Policy CS11).

Policies from the adopted Local Plan (Allocations) include HB1 (and the associated site specific requirements); and DM23 in relation to Solent disturbance mitigation.

Further policies will also be applicable and advice can be provided on these to the case officer should it be required.

Section 106 Agreement – Deed of variation required

A S106 legal agreement dating from 1992 applies to the majority of the land between Denvilles and Emsworth, including the development site. If planning permission is granted for development at this site then a Deed of Variation will need to be entered into between the original parties to the legal agreement (i.e. the landowner and the Council). It would most likely seek to remove the site from the land covered by the original agreement so that the proposal/development can take place. This was similarly done recently to allow for the development of the Havant Crematorium and permission at Land west of Horndean Road Emsworth. This was identified as a requirement throughout preparation of the Local Plan.

Community Infrastructure Levy

CIL will be required along with contributions in relation to the Solent Disturbance mitigation project.

HBC Public Spaces

No comments received.

Traffic Management Team

No comments received

Environment Agency

Further Comments:

As you are aware we had concerns regarding the adequacy of the proposed methods of disposing of surface water generated from the site, specifically due to the underlying geology of the area in question. Having read the email from Mr. Charles and specifically with the confirmation that the underlying aquifer will not be penetrated and that deep borehole soakaways are not proposed, we are satisfied to remove our previous objection. We would however, like to take this opportunity to reiterate that should the use of shallow infiltration techniques not work and other infiltration structures are ineffective, any proposed use of deep borehole soakaways will require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. The applicant must ensure that the operations at the site are in accordance with the Environmental Permitting Regulations 2008. We would also highlight that the need for an environmental permit is separate to the need for

planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit. We are aware that currently, no deep borehole soakaways are proposed on site, this is for information purposes.

Southern Water

Foul and surface water sewers crossing the site. The exact position must be determined on site by the applicant before the layout of the proposed development is finalised.

Requirements for sewer clearance/protection provided.

Condition requested in relation to sewer diversion/protection.

Following initial investigations, Southern Water cannot accommodate the needs of the application without the development providing additional local infrastructure. The proposed development would increase flows into the foul and surface water sewerage system and as a result increase the risk of flooding in and around the area. NPPF and Water Industry Act 1991 provides a legal mechanism through which appropriate infrastructure can be requested by the developer to accommodate the proposal.

Condition requested in relation to foul and surface water drainage.

Informative requested regarding the provision of sewerage infrastructure.

Prior approval of SW required for connection to surface water sewer.

SUDS requirements outlined.

Officer Comment:

These will be secured by Condition and S106 requirements.

Site lies within Source Protection Zone and one of SW's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. SW will rely on consultations with the EA to ensure the protection of the public water supply.

Officer Comment:

The EA have confirmed no objection subject to restrictions on penetrative drainage methods.

Crime Prevention Hampshire Constabulary

Policing this general area has always presented challenges for the police. The design features of the nearby housing developments such as: connectivity, permeability, public open space and rear parking areas have exacerbated the problems. It is against this background that my comments are made.

The development lies between the area of Snowberry Crescent and Bartons Road. Permeability and connectivity are two of the features most closely associated with crime.

A review of available research in this area concluded that: "Neighbourhood permeability is one of the community level design features most reliably linked to crime rates, and the connections operate consistently in the same direction across studies: more permeability, more crime."

To reduce the opportunities for crime and anti-social behaviour it is important that any connectivity should be overlooked by the nearby dwellings as soon it comes onto the development. Public footpaths should not allow access to the rear of properties. Connectivity via rear parking areas must also be prevented. The footpaths themselves should be: straight, wide, overlooked by the adjacent dwellings and well lit.

A large number of rear parking courts are shown. Within the local area such spaces are often devoid of vehicles and have become places in which anti-social behaviour occurs. I would recommend that these are omitted from the final scheme. If this is not desirable the areas must be: overlooked by the nearby dwellings, small (no more than six vehicles), lit using column lights and with only a single entrance / exit.

There are several areas of public open space within the development. To reduce the opportunities for anti-social behaviour these areas should be well overlooked, and fully enclosed by a boundary treatment (perhaps with hoop topped railings) approximately 3 feet high. Within the boundary treatment there should be two access / exit points. The layout should be such that the public open spaces do not abut the boundaries of any of the dwellings.

Officer Comment:

The proposal includes existing access routes to Bartons Road and Japonica Way and these are required to allow access to schools and facilities from the site. The details of the layout, parking courts and lighting are not known at this stage, however a condition is recommended in relation to ensuring that crime and antisocial behavior are considered and addressed.

Hampshire Highways

Further information has been provided by the applicant and this has addressed all outstanding matters. Therefore the Highway Authority has no objection to the proposed development subject to securing the following obligations and conditions.

Obligations:

- Provision of a Full Travel plan with monitoring fees, approval fees and bond.
- Improvements to the Public Right of Way between Bartons Road and Japonica Way as shown in principle on drawing 14-018-010.
- Provision of the site access works as shown in drawing 14-014-022 and 14-018-002 Rev H
- Provision of a shared use path between the site and New Lane/Wakefords Way as shown in principle on drawing 14-018-015 Rev B
- A contribution to provide improved bus waiting facilities at the bus stop on Southleigh Road near Rowan Road
- Provision of Bartons Road Capacity improvements as shown in principle on drawing 14-018-016.

Condition - Construction management

County Minerals

The submitted report contained sufficient primary data as a result of geological exploratory investigation to demonstrate that sterilisation of potential economic mineral reserves would not occur and that **Policy 15: Safeguarding – mineral**

resources can be satisfied.

HCC as the MWPA for Havant Borough require no further information to be submitted in relation to minerals and waste planning policy and have no objection to the planning application.

Conservation Officer HBC

Comments

My observations relate specifically to the heritage interest which in this case is the statutory duty to safeguard the setting of heritage assets. The heritage asset in this case is Eastleigh House.

Eastleigh House is grade II listed. The principal building dates from c.1820 with what appears to be an earlier lower wing. The house is built in Regency style and is orientated with the principal entrance front and aspect facing south over what is currently open countryside and the subject of the current application.

BACKGROUND

The farmland immediately to the south is included as a housing allocation within the adopted allocations plan which forms part of the up to date local plan. The building currently benefits from spacious grounds with an open commanding view over the countryside. Developing the land south of Bartons Road, will inevitably impact on this setting. It will result in harm to the setting.

The Heritage Statement is archaeologically focused and is weaker when it comes to listed buildings. I concur the only listed building directly affected by the proposal, would be Eastleigh House; but not on the conclusions regarding setting. I feel the submitted Heritage Statement is partial in this regard and gives insufficient weight to the contribution the open farmland provides to the buildings setting. In particular I take issue with the following statements.

6.5.6 . Wider agricultural land less important (to the setting of Eastleigh House). - Disagree

6.5.8 Although the site in its present form is considered to contribute only in a minor way to the significance of the heritage asset (Disagree), any changes to the wider agricultural land and rural landscape setting of the house may potentially result in an adverse impact upon the setting.(Agree)

6.5.10 . The proposed provision of an area of open space immediately adjacent to this boundary, has the potential to enhance the setting of the house by evoking something of its former parkland setting.

The location of open space adjacent to the boundary could provide a degree of mitigation. In my view harm will still result and it is misleading to suggest the area of open land indicated would go so far as to enhance the present setting.

FACTORS WEIGHING IN FAVOUR OF THE PROPOSALS

The NPPF and associated guidance places great weight on the protection of the setting of historic assets. The objective should always be to avoid harm and if possible enhance and better reveal the significance of the listed building. This has been tested in the courts and decisions successfully challenged and overturned where due regard to the setting of historic assets has not been properly taken into account e.g Barnwell.

In determining applications a balance needs to be struck. The NPPF accepts that in

certain circumstances where there are other compelling circumstances it may be necessary to accept a degree of harm, to fulfil other strategic planning objectives. One such factor could be the provision of housing and the social and economic benefits that arise from this. It is beholden on the local planning authority in allocating housing sites to have proper regard to constraints, such as trees, archaeology and other heritage assets in determining suitability and restrictions this may impose.

The importance attached to safeguarding the setting of Eastleigh House has been identified as one of the constraints on this site.

THE PROPOSALS

The application includes an illustrative layout. Its focus is primarily to determine the overall housing numbers and means of access. All other matters are reserved. It is impossible to maintain the present open setting and to develop the site for housing without having some detrimental impact on Eastleigh House. The objective must therefore be to mitigate the harm to an acceptable level. The provision of an area of open space immediately to the south of Eastleigh House is a useful starting point. It needs to be of a reasonable size and have a purpose. It needs to form an integrated part of the development, contributing to the visual quality of the new housing, as well as softening the environmental impact on Eastleigh House.

Although the layout is purely illustrative, it is the only solid information to comment on. I have the following observations to make based on this layout.

The area of land set aside in the illustrative proposals is considered to be the minimum necessary to go towards any kind of mitigation for impacting the open setting of the listed building.

It is unclear as to the intended building heights. I consider 2-storey dwellings with some possible limited use of attic space to be appropriate here.

Utilising the existing pedestrian access to integrate with the surrounding development is sound and a positive attribute. The way the proposed buildings (to the west of the footpath) address it, and provide natural surveillance of the new open space is positive. The building layout suggests flats. This land backs onto the present garden centre. I feel this can be achieved without detriment to the converted listed barn (aquatics centre) based on this land.

The design and use of the open space is important. I see it as an informal open space with the opportunity to include limited additional native tree planting which overtime will obtain some stature and in itself make a positive contribution to existing and new development. The inclusion of a LAP needs careful consideration as to its appropriateness and if and how it can be successfully integrated.

The indicative flats on the eastern side of the proposed open space are more of a concern. It introduces car parking to the rear. An earlier iteration of the scheme showing housing with back gardens providing a more acceptable buffer was much better. It would have still achieved adequate surveillance. The change appears numbers driven, and the design has suffered as a consequence,

There is a reasonable landscape buffer separating the path from Eastleigh House. Any upgrading of the path needs to take this into account with care to prevent invasive light pollution for example.

CONCLUSION

The proposal will cause harm to the setting of Eastleigh House. The harm will be less than substantial, but still requires strong justification. Neither the Heritage Statement nor the Planning Statement really properly address this. I feel the Heritage Statement rather deliberately downplays the significance of the farmland to the listed buildings wider open setting.

To realise the agreed strategic housing allocation means that the open setting for Eastleigh House will inevitably be compromised. The justification for doing so would have to be based on the wider public benefit to be gained in meeting the Boroughs required strategic housing allocation in an area of high demand and limited capacity.

In weighing this in the balance, the local planning authority must ensure the mitigation measures put in place are adequate to minimise the harm caused to an acceptable degree,

I feel the current illustrative layout goes a long way to achieving this. If outline permission is granted, it will be essential when dealing with reserved matters that this is not watered down. I have provided some pointers as to the key heritage issues to be borne in mind going forward.

Education Department:

Requirement for primary school places

The pupil forecast information detailed above highlight the pressure for primary school places in the area. A project to expand Sharps Copse Primary School by 105 places is to be included in a future Children's Services Capital Programme at an estimated cost of £1,664,250. It is anticipated that this project will be completed in the summer of 2020.

This expansion is necessary to meet demand for primary school places arising from housing developments recently completed and new housing sites planned within the school catchment areas. This development will contribute to the demand for additional places and a contribution as detailed below is therefore required to mitigate the impact on primary school places.

Requirement for secondary school places

There are surplus secondary school places in the area and, therefore, no contribution will be sought to provide additional secondary school places

Level of contribution required

The planned housing development at Land south of Bartons Road consists of 175 dwellings of unknown size. A contribution in line with HCC's Developers' Contributions Guidance is given below to indicate the likely level of contribution.

Overall total education contributions required = £997,089 for primary places

IMPORTANT: Please note these costs are indicated, at 4th Quarter 2015 prices (BCIS All-in TPI Index 266).

These are indicative figures, in order to establish at an early stage, an approximate level of financial contributions. As more detailed work is undertaken on specific proposals the County Council will provide a site specific estimate of costs and the financial contributions may rise or fall depending on local on-site factors and the extent and timing of infrastructure and alterations that may be required.

Conclusion

In order to mitigate the impact of this development on school places in the area, a fair and reasonable contribution towards the provision of education infrastructure must be

paid.

If a developer were to impede HCC in the performance of any of its functions, then the proposed development should be considered unacceptable. A development should only be considered acceptable if the developer were to mitigate the effects of the proposed development.

Officer Comment:

The contribution requirements are to be secured via the associated S106 Agreement.

County Archaeologist

I would draw your attention to the archaeological report submitted in support of the application. I would endorse it to you.

The conclusion of the report is set out in section 7. Paragraph 7.1.1 suggests that there is no over riding archaeological constraint, and para 7.1.2 that the site does have some archaeological potential, that is the potential to encounter as yet unlocated archaeological remains. Para 7.1.3 states "The potential adverse effects could be reduced through the implementation of an appropriate scheme of archaeological mitigation". Para 7.2.2 of the recommendation suggests that some preliminary geophysical and trial trenching exercise would enable the archaeological potential to be described and mitigation to respond to those results. I would endorse this to you.

I recommend that an archaeological condition be attached to any planning permission which might be issued, to secure the archaeological mitigation strategy set out in the archaeological report submitted.

Southern Electric

No comments received.

Hampshire Fire & Rescue

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 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.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High Reach Appliances

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.

Water Supplies

Additional water supplies for fire fighting may be necessary. You should contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals.

Sprinklers

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.

Fire fighting and the Environment

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.

Continued

Further guidance on preventing pollution can be found in the following Environment Agency publications:

- a) Managing Fire Water and Major Spillages: PPG18
- b) Pollution Incident Response Planning: PPG21
- c) Controlled Burn: PPG28

Timber Framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

Local Lead Flood Authority HCC

Works in relation to ordinary watercourses:

If the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning.

Surface Water Drainage

The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

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

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

Officer Comment:

The S106 Agreement secures the design, management and maintenance of SUDS features.

Portsmouth Water Company

We recognise that the developer intends to use shallow infiltration drainage as a solution for surface water disposal, which poses no risk to the Chalk aquifer found at depth due to the presence of London Clays. In the event that shallow infiltration is found not to be an effective solution we wish to prevent a change of solution to deep borehole infiltration systems. Therefore, should the planning authority be minded to give planning permission for this site, Portsmouth Water would like to request a planning condition be placed upon the permission that prevents the developer from using a deep borehole infiltration system. If this condition cannot be included with any planning approval we would be minded to object to this proposal.

If a deep borehole discharge to the aquifer takes place the site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a public water supply. Karstic features are known to be present in this area, which increases the risk of rapid transport of pollutants to the Havant and Bedhampton springs. Drinking water supplies are therefore at risk from any pollutants which enter the ground, including increased turbidity. The applicant needs to demonstrate that the surface water drainage scheme will protect groundwater and drinking water supplies in accordance with National Planning Policy Framework paragraph 109.

County Ecologist

Following a review of the further ecological information supplied and a conversation with Paul Whitby at the Ecology Co-op I am now satisfied that sufficient information has been provided.

The submitted Preliminary Ecological Appraisal and Phase 1 Habitat Assessment (The Ecology Co-op, July 2015), Bat Emergence, Activity and Tree Climbing Survey (The Ecology Co-op, September 2015) and Reptile Survey Report (The Ecology Co-op, October 2014) are useful in providing a sound base of evidence on the ecological constraints at the site.

The site overall is not of particular ecological value but is situated within very close proximity to a nationally-important population of Bechstein's bat. This species is generally associated with mature ancient woodland but is known to occur within a range of other associated habitats such as hedgerows, parkland and open grassland.

Any development within this immediate landscape may therefore impact on this rare bat species. In this case, bat surveys have identified bats on site which could, potentially, be Bechstein's bat. I felt that some further justification was required in order to reassure the LPA that impacts had been considered robustly.

No habitat likely to be used significantly by bat species will be lost. The outline proposals are to provide increased native hedging along the site's boundaries, thereby bolstering the provision of habitat available for bats in what is essentially a large arable field. This new habitat will be linked to existing habitat within the surrounding area and, combined with a sensible lighting strategy, should provide suitable enhancements for bat species post-development. The provision of a 'new' semi-improved grassland area to the east (which will act as a reptile receptor area also) will be of benefit for a wide variety of species.

If you are minded to grant permission can I suggest that a pre-commencement site-wide ecological mitigation, compensation and enhancement strategy is secured by condition.

Officer Comment:

This is secured by condition.

Hampshire Biodiversity Information Centre:

Within 50m Protected and Notable Species Crosswort, Serotine, Lesser Noctule, Noctule Bat, Pipistrelle, Soprano Pipistrelle, Brown Long-eared Bat, unidentified bat. Adjacent Priority Habitat - Lowland Mixed Deciduous Woodland.

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: 29

Number of site notices: 6

Statutory advertisement: 22/01/2016

Number of representations received: 8

Summary:

Concern in relation to S106 Agreement and restricted area for development being overruled. Possible grounds for Judicial Review.

Comment: *The S106 Agreement in relation to the current application would vary the original S106 agreement on the land and wider area. The site is allocated in the Allocations Plan for residential development and this allocation has been subject to full public consultation.*

Proposals contrary to Havant Borough Local Plan:

CS1 Drainage - Land flows north-south and is always sodden because of local springs which burst when water table high. Field runs with water streaming out the access into Japonica Way. Any development will increase flood risk & surface water run off.

DM11/DM12/CS20 Infrastructure - Transport - Other S106 agreements in relation to the other developments in Nursery Fields & Manor Farm not been conformed with. Other transport issues are congestion caused by level crossings at Havant and Warblington. Bus services have not increased but decreased in frequency & left lot of community without regular service.

Greenspaces and Heritage - Impact on habitats and trees. Setting of Listed Building. Infrastructure - where development permitted delivery of new or improved infrastructure must be agreed.

School places pressure.

Health and recreation facilities impacts.

Need to take account of needs of ageing population.

Construction impacts on residential amenity.

Woodland on southern boundary must be fenced off so it wont be used as rubbish dump.

Concerns about piling methods needing to minimise vibration and damage to existing houses.

Swale management

Mosquito infestation

Construction parking concerns

Management of trees behind Fushia Close.

Lack of community facilities - need to travel by car and associated traffic/pollution.

Ownership questioned - **Officer comment:** *Cert A completed it is not clear that land ownership is incorrect.*

Impact on boundary trees

Access to Helmsley House - **Officer Comment:** *S106 sets out requirement for access to Helmsley House for potential future development.*

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Heritage issues including setting of Listed Building and Archaeology
- (v) Highways, parking and accessibility issues
- (vi) Drainage matters
- (vii) Ecology
- (viii) Open Space
- (ix) Affordable Housing
- (x) Education
- (xi) Minerals
- (xii) Developer Contributions/CIL and S106 requirements

(i) Principle of development

The site is allocated for residential development in the Havant Borough Local Plan (Allocations) 2014 under policies HB1 and site reference UE3b with an indicative number of dwellings stated as 203 although this is not a prescriptive number. The current proposal taking account of on site constraints is for the provision of 175 dwelling and this reduced number appears to be appropriately justified.

The site allocation sets particular site requirements and the indicative site layout takes account of these. Planning conditions will address specific requirements to be taken on to any Reserved Matters application.

The development is therefore consistent with the Councils planning policy for residential development to contribute towards meeting the Councils housing need in a planned manner and can be fully supported in principle.

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

There are considered to be three main impacts from a residential development of this kind, wider landscape impacts, local impacts around the boundaries of the site and the internal environment and character of the development. These are considered below:

Wider landscape impacts:

The site is currently in arable agricultural use with a small copse of trees and other individual mature oak trees. The site is bounded to the west by residential properties and a garden centre and to the north by low density residential development and car parking associated with the Garden Centre and tropical/marine fish shop. To the southeast is an open agricultural landscape interspersed by hedges and trees together with individual and small groups of dwellings.

The site would form a new edge to the residential and other development of Denvilles and the wider Havant urban area. Land slopes generally north to south. It is considered important to ensure that the boundary between the wider open landscape and the proposed residential development is handled sensitively and that an adequate landscaping buffer is provided to soften the development. Whilst the application is in outline form and the site layout 'indicative' a landscaping buffer approximately 5m wide has been shown along the whole of the eastern boundary of the site. It is considered that such a feature is critical to providing an appropriate boundary to the wider landscape and this feature will therefore need to be secured in any Reserved Matters application.

To the western boundary with the existing residential development is a substantial line of TPO'd trees which would be retained and provide an important screen to the new development.

Subject to the boundary landscaping condition, it is considered that a residential development of 175 dwellings can be successfully assimilated into the wider landscape.

Local impacts:

The most significant local impacts on character and appearance are considered to be from the provision of the vehicular access to Bartons Road, improvements to the route to Japonica Way and the setting to Eastleigh House (Grade 2 Listed Building). The impact on the setting of Eastleigh House is considered in (vi) below.

The provision of a vehicular access point to Bartons Road would result in the removal of a section of native hedgerow and would open up public views across the land to the south, however any views of the proposed residential development would be very limited. The site allocation requires vehicular access from Bartons Road. Landscaping

is a Reserved Matter, however, a condition relating to the eastern site boundary landscaping, together with any conditions at Reserved Matters stage would provide for adequate compensatory planting.

The access to Japonica Way would be designed to prevent vehicular access and would join to the end of the road. It is considered that any additional impact from the improvement to the access would be limited and acceptable.

Internal character and appearance of the development

Whilst the layout of development is indicative, it demonstrates that development for 175 houses could take place whilst maintaining important trees, providing a setting to Eastleigh House, providing areas of public open space, SUDs features and landscaping. It is considered that an attractive and appropriate development can be accommodated on site. Conditions and the S106 agreement would secure the provision of certain features and tree protection within any subsequent Reserved Matters application.

(iii) Impact upon residential amenity

The site is considered to be well screened when viewed from existing residential properties with the dwellings in Japonica Way, Azalea Close and Fushia Close all screened by existing trees which would be retained. These properties would maintain the privacy to their private amenity spaces and should not be overlooked subject to the final design and layout of the development. There would be additional pedestrian and cycle movements from the development passing residential properties within the existing estate although there would be no additional vehicular access point. This additional activity would not warrant a refusal of planning permission and would provide for sustainable links from the application site.

The properties to the north of the site are set in mature well treed grounds and the access route to the site would be screened by existing woodland. Eastleigh House has consent for conversion to residential and office use. This Listed Building has the closest relationship to the site and is slightly less well screened from the development. The indicative site layout indicates an area of public open space close to the boundary with a small Local Area of Play (LAP). The provision of open space would reduce the impact on Eastleigh House from the provision of buildings and any potential play provision should be designed to ensure that it would not cause unacceptable impacts on the amenities of Eastleigh House.

Overall and subject to the details in the Reserved Matters application, it is not considered that the proposals would result in an unacceptable relationship with adjoining residents.

(iv) Heritage issues including setting of Listed Building and Archaeology

Eastleigh House to the north of the site is a Grade 2 Listed Building. The proposal has been assessed by the Councils Conservation Officer who concludes:

The proposals will cause harm to the setting of this building, however, the harm will be less than substantial but requires strong justification.

To realise the agreed strategic housing allocation means that the open setting for Eastleigh House will be compromised. The justification for doing so would have to be

based on the wider public benefit to be gained in meeting the Boroughs required strategic housing allocation in an area of high demand and limited capacity.

In weighing this in the balance, the local planning authority must ensure the mitigation measures put in place are adequate to minimise the harm caused to an acceptable degree, the current illustrative layout goes along way to achieving this. If outline permission is granted, it will be essential when dealing with reserved matters that this is not watered down.

It is considered that the housing need and the strategic allocation does justify an impact on the setting of the listed building but that this must be mitigated as far as possible by a sensitive layout. The indicative layout does seek to do this and any Reserved Matters layout will need to continue to ensure that public open space is provided to the south of Eastleigh House and that the surrounding development respects the setting of the building. Subject to this it is considered that the proposal can be recommended in relation to the impact on the setting of the Listed Building.

With regard to archaeology, the application was submitted with an archaeological report that has been assessed by the County Archaeologist. The site is considered to have some archaeological potential and a condition is required to secure the archaeological mitigation strategy set out in the submitted report.

(v) Highways, parking and accessibility issues

The site allocation in the Allocations Plan 2014 includes vehicular access to be provided north onto Bartons Road (running to the east of land at Helmsley House). There are also requirements for Pedestrian/cycle access to be provided south into existing residential development in Denvilles (improvement to existing link) and improvements to increase natural surveillance and usability of the pedestrian/cycle link onto Bartons Road (west of Eastleigh House).

The application has been submitted with a Transport Assessment and the proposals have been considered in detail by Hampshire County Council Highways in relation to the access, surrounding road networks and in relation to sustainable transport links to schools, facilities, transport links and employment opportunities. This has led to negotiations with the development team and the submission of further assessments and details. The Highways Authority are now able to support the proposal subject to relevant S106 requirements as follows:

Full Travel Plan with monitoring fees and bond this should seek to reduce the reliance on the private car in the interests of sustainable development.

Improvements to the pedestrian/cycle links between Bartons Road and Japonica Way.

Detailed design for the vehicular access from Bartons Road.

Provision of a shared use path between the site and New Lane/Wakefords Way (to the west of the site). This improves access routes to primary schools and employment opportunities.

Provision of Bartons Road Capacity improvements.

These provisions seek to ensure that the development is as integrated as possible into the wider facilities of Denvilles and Havant and encourage the use of non car based

sustainable transport options. The also seek to address the capacity of the Bartons Road junction and provide a safe access into the site for vehicular traffic. Subject to these requirements it is considered that the development would make suitable transport arrangements to serve the development.

With regard to on site arrangements, the indicative layout appears to demonstrate suitable road layouts. The car parking arrangements would need further consideration to maximise within curtilage car parking and reduce reliance on car parking courts. The final development layout would need to accord with the Councils Residential Car Parking Standards to ensure that pressure for on road car parking is minimised.

The Development Engineer has requested a link at the bottom southeast corner of the site for a link to any future development. A condition is recommended to ensure that any Reserved Matters layout takes account of this requirement.

The Highways Authority have also requested a construction phase condition in relation to a number of matters. A condition is recommended to ensure that impacts on the road network are minimised.

(vi) Drainage matters

In relation to drainage it is recognised that the site is wet particularly in winter and at times of high water table. This issue has been raised by nearby residents and has been subject to scrutiny by the relevant authorities. The application has been accompanied by a Preliminary Foul and Services Appraisal and Flood Risk Assessment.

The surface water drainage scheme indicates the use of SUDS with drainage train incorporating the use of infiltrating cellular storage and porous paving, tanked cellular storage and porous paving leading to Swales and filter drains.

Hampshire County Council are the Local Lead Flood Authority who have confirmed that the proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage. The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This will be secured via the S106 Agreement.

The Environment Agency have raised concerns that any penetration of the underlying aquifer for example by deep borehole soakaways would not be appropriate (and would be subject to separate consent). Portsmouth Water have raised similar concerns and requested a planning condition in the interests of protecting ground water sources. The applicants consultant has confirmed that penetrative methods would not be required and a condition is recommended.

The surface water drainage system will need to address the final site layout at Reserved Matters stage and a condition is recommended in relation to the submission of a full surface water drainage scheme. Subject to these conditions it is considered that a suitable surface water drainage scheme can be designed for the site which should seek to ensure that the development suitably addresses drainage from the site which should not exceed green field run off rates and should also seek to address existing drainage issues.

Southern Water highlight the existence of foul and surface water sewers crossing the site, these could affect the final layout and a condition is recommended to address the

requirements for sewer protection/diversion.

Improvements to local sewerage infrastructure would be required to meet the demands of the development and a condition is recommended in relation to foul drainage. There is a separate legal mechanism through which appropriate infrastructure can be requested by the developer to accommodate the development.

Subject to appropriate conditions and informatives it is considered that appropriate surface and foul drainage provision can be provided for the development.

(vii) Ecology

The application includes the submission of a Ecological Appraisal and other information and this has been assessed by the County Ecologist. The site overall is not of particular ecological value but is situated within very close proximity to a nationally important population of Bechstein's bat. Following detailed assessment it was concluded that no habitat likely to be used significantly by bat species will be lost. The outline proposals are to provide increased native hedging along the sites boundaries, thereby bolstering the provision of habitat available to bats in what is essentially a large arable field. This will be linked to existing habitat and combined with a sensible lighting strategy, should provide suitable enhancements for bat species post development. The use of 'new' semi-improved grassland area to the east (which will act as a reptile receptor area also) will be of benefit for a wide variety of species.

With regard to the impact on the Solent Special Protection Area, this development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the Local Planning Authority at the end of June 2014 requires a payment of £176 per dwelling to the Solent Recreation Mitigation Project – this is to secure accordance with Policy DM24 of the Havant Borough Local Plan (Allocations) 2014. In this case the required contribution has been secured through the S106 agreement (further details in (xii) below).

Subject to a site wide pre-commencement condition relating to ecological mitigation, compensation and enhancement strategy together with SRMP contribution secured via the associated S106 Agreement, it is considered that the development will suitably address ecological requirements.

(viii) Open Space

With regard to open space, the plan is in outline with indicative layout only. The current layout includes the provision of a number of areas of open space across the site and these are centred on the existing trees/pond area and the area to the south of the listed Eastleigh House together with the area to either side of the access route into the site. These areas provide for the possibility of local play areas and amenity space. The associated S106 agreement would secure long term management and maintenance.

(ix) Affordable Housing

With regard to affordable housing, the scheme would deliver 30% on site which would equate to a minimum of 53 units. This quantum of provision together with tenure,

nomination rights etc are secured via the S106 agreement. This being the case the requirements of Havant Borough Local Plan (Core Strategy) policy CS9 have been secured and the development would provide badly needed new affordable homes which would help to address the Councils housing needs.

(x) Education

HCC Education have confirmed that the development will result in additional requirements for education contributions at primary level. This requirement will be secured via a financial contribution in the associated S106 agreement.

(xi) Minerals

In relation to minerals, following an initial consultation response from HCC minerals the development team provided an appraisal of the sites potential for viable mineral deposits. Following an assessment of the submitted report, HCC have confirmed that they have no requirements for excavation.

(xii) Developer Contributions/CIL and S106 requirements

In relation to CIL, the application is in outline and the floorspace of the units has (on which CIL contributions are based) have not been finalised at the outline stage. An informative in relation to CIL being required at Reserved Matters stage is recommended.

The S106 Agreement secured as part of this development has been executed and secures the following:

The site is located within an area subject to a wider S106 Agreement which prevented development on the site. The S106 Agreement includes a Deed of Variation of the Original S106 (as amended) which releases the application site from the original restriction.

Financial Contributions:

Education Contribution £997,089
Full Travel Plan Approval Fee £1,500
Full Travel Plan Monitoring Fee £15,000
Full Travel Plan Bond £74,750
Monitoring Fee £5,000
Solent Recreation Mitigation Project Contribution £30,800
Sustainable Transport Contribution £65,000

Other Requirements:

Affordable Housing requirements not less than 30% provision and other provisions.
Access to adjoining land - Helmsley House
Common Parts
Employment and Skills Plan
Footpath/cycle routes
Framework Travel Plan
Full Travel Plan
Highway Works
Highway Works Agreement

Management Arrangements - Common Parts (Open space, Landscaping, Boundary Hedges, SUDS, unadopted roads, footpaths, footways, cycle ways, parking courts etc.
Management Plan - Future maintenance of common parts
Off-Site Pedestrian/Cycle Improvements
SUDS, Management and maintenance, bond.

Subject to these S106 requirements the application is considered to represent a sustainable development.

8 Conclusion

In conclusion the principle of development is acceptable having been established through the sites allocation in the Havant Borough Local Plan (Allocations) 2014. The application is in outline, however, the quantum of development is considered acceptable (being slightly below the allocation indicative figure) and the indicative layout demonstrates how the site could be developed with this level of housing proposed in a way which appropriately addresses the character and appearance of the area and the residential amenity of adjoining residents.

The indicative layout also demonstrates how the setting of the listed Eastleigh House could be addressed. Archaeological requirements can also be secured by planning conditions.

Highways, parking and accessibility issues have been subject to detailed consideration and negotiation such that the proposals are now considered to meet the highways requirements in relation to local road networks and access to the site. On site car parking will need to meet the Councils parking standards at the Reserved Matters stage. The development would provide improved cycle and pedestrian links to off site facilities including school and sustainable transport links.

Drainage matters have been considered in principle at the outline stage and issues in relation to surface/foul drainage and source protection are addressed by planning conditions and the S106 Agreement. Ecology requirements are to be secured via planning condition following assessments of potential impacts. Open space layout will be part of the reserved matters, however the principles established in the indicative layout form a good basis for the final provision. Management and maintenance are secured via the S106 agreement.

Affordable Housing is required to meet a minimum 30% on site to meet the councils policies. An education contribution in relation to primary provision is secured via the S106 Agreement.

CIL will be secured at the Reserved Matters stage.

The S106 has now been executed.

The proposal is considered to be acceptable and Outline Planning Permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/15/01435

(A) subject to the following conditions

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 3 The reserved matters application layout shall incorporate a design that would allow for potential vehicular and pedestrian access to the land to the south east of the application site.

Reason: To provide for potential access to land beyond the application site in the interests of coordination of development having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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: To ensure that the development has an acceptable visual impact on the character and appearance of the landscape and relates acceptable to adjoining residential premises having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

- 5 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(s) during site clearance and construction of the development.

(iii) Construction traffic access, the turning of delivery vehicles and lorry routing.

(iv) Provisions for removing mud from vehicles.

(v) A programme of works.

Thereafter, throughout such site clearance and implementation of the development, the approved contractors parking and materials storage compound(s) shall be kept available and used only as such. In addition the approved construction traffic routing, turning and access arrangements shall be complied with. The approved wheel washing facilities shall be used to control the depositing of mud on the highway.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) foul and surface water drains and sewers proposed to serve the development;

(ii) any other methods of surface water disposal (i.e. Sustainable Urban Drainage Systems); and

(iii) any other proposed ancillary drainage works/plant (e.g. pumping stations).

Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place within the area indicated on the approved plan ref no. 063 PL 01 until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Note for Decision Notice: *Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.*

- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 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 for surface water disposal 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.

- 11 The development shall not commence unless and until details of the proposed hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

The submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type
- retaining structures or steps

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To ensure good quality development in the interests of the character and appearance of the area and having due regard to policy CS16 the Havant Borough Design Guide SPD and the National Planning Policy Framework.

- 12 Prior to the commencement of development details of the measures to be taken to divert/protect the public sewers crossing the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of public drainage infrastructure having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Prior to the commencement of any development activities, a fully-detailed 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 Preliminary Ecological Appraisal and Phase 1 Habitat Assessment (The Ecology Co-op, July 2015), Bat Emergence, Activity and Tree Climbing Survey (The Ecology Co-op, September 2015) and Reptile Survey Report (The Ecology Co-op, October 2014) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation features permanently retained and maintained.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the National Planning Policy Framework, Natural Environment and Rural Communities Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 14 The development hereby permitted shall not commence unless and until a pre commencement site meeting with the Councils Arboriculturalist has taken place to assess and agree the tree protection measures and proposed works. The development shall thereafter be carried out in accordance with the methodology prescribed in the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority. All trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To ensure the retention of important trees and vegetation in the interests of the character and appearance of the area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 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 building(s) have

been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The details shall include the submission of fully annotated plans showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling/fencing or other type of enclosure and associated gates. The structures shall thereafter be retained.

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

- 17 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 18 The development hereby permitted shall not be occupied until details of external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting details shall in particular address the following matters:

- light fitting specifications;
- layout plans that are sufficiently coordinated with tree planting and other layout infrastructure;
- Lux level plots are required to demonstrate the fittings are capable of achieving appropriate standards, without potential for excess light pollution or nuisance overspill;
- Proximity of the open countryside and need to avoid light spill from the site.

The development shall thereafter be carried out and maintained in accordance with the approved scheme.

Reason: To ensure that the proposal avoids unnecessary light pollution whilst providing appropriate lighting for the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 The development hereby permitted shall not take place other than in full accordance with the Arboricultural Impact Assessment & Method Statement and Tree Protection plan unless otherwise agreed in writing by the Local

Planning Authority.

Reason: To ensure that trees and hedges are retained in the interests of the character and visual amenities of the site and the wider area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 20 The surface water drainage scheme associated with this development shall not include deep borehole infiltration systems.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. Deep borehole infiltration can raise the risk of groundwater pollution. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Planning Supporting Statement December 2015
Design and Access Statement December 2015
Preliminary Foul & Services Appraisal Project No. 14-018 Nov 2015
Historic Environment Desk-Based Assessment Ref 109570.01 Dec 2015
Transport Assessment Project No. 14-018 Nov 2015
Technical Note Ref 14-018-013 Rev C 8th June 2016
Technical Note Ref 14-018 8th June 2016
Preliminary Site Access Plan Drawing No. 14-018-002 Rev H
Location Plan Drawing No. 63 PL 01
Existing Site Plan Drawing No. 063 PL2
Illustrative Masterplan Drawing No. 063 PL 03
Landscape Masterplan Drawing No. 1208-1001 Rev 1
Site Plan with contours
Flood Risk Assessment & Preliminary Surface Water Drainage Strategy
Project No. 14-018 Dec 15
Email dated 10th March from Glen Charles in relation to Infiltration testing
Proposed Surface Water Catchment Plan Drawing No. 14-018-012
Proposed Surface Water Drainage Strategy Drawing No. 14-018-005 Rev B
Proposed Complex Structure Detail Drawing No. 14-018-013
Arboricultural Impact Assessment & Method Statement Ref 0787.bjh. Dec15
Porous Footpath Construction detail
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 1 Rev 1
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 2
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 3 Rev 1
Tree Survey and Constraints Plan BJH 01/02 Sheet 1
Tree Survey and Constraints Plan BJH 01/02 Sheet 2
Tree Survey and Constraints Plan BJH 01/02 Sheet 3
Complete Ecological Appraisal November 2015
Preliminary Ecological Appraisal and Phase 1 Habitat Assessment 24th July 2015
Mitigation statement and Habitat Creation and Management Plan 18th

December 2015

Breeding Bird Survey 4th November 2015

Bat Emergence, Activity and Tree Climbing Survey 23rd September 2015

Reptile Survey report dated 13th October 2014

Landscape and Visual Impact Assessment December 2015

Mineral Deposits letter Ref: GTS-a6-795 dated 25th April 2016

Reason: - To ensure provision of a satisfactory development.