
Site Address:	Land southwest of 8 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Construction of 1No. detached 3 bed house and 2No. semi-detached 3 bed houses with integral garages with access from private drive.		
Application No:	APP/15/00638	Expiry Date:	13/08/2015
Applicant:	Mrs M Millers	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a flat, grassed area of open land located to the west of the private shared drive serving No 4, 6, 6a, & 8 New Brighton Road. There are three significant trees on this land, together with a line of young lime trees along the western edge of the access road. The access drive also provides vehicular access for 14 & 16 New Brighton Road and the junction with New Brighton Road has dropped kerbs rather than being a radius junction. At this point the land slopes up from New Brighton Road but then levels. There are security gates at a point aligned with the rear boundary of No 14 New Brighton Road, providing access to the development site.

The western boundary of the site, a 1.8m high close boarded fence, abuts the rear garden of No 14, a detached two storey dwelling. There is also a line of high evergreen trees providing screening to No 14. The northern boundary comprises a dense hedge of mixed heights, approximately 1.5 - 2m high, with the front facades of the semi-detached bungalows of 20 & 22 New Brighton Road facing the site - they take access past the church. No 20 has its drive and garaging abutting the boundary of the site. The land to the east is not currently part of this application site To the east of the access road the land is within the applicants ownership and is part open grass and part wooded, behind a laurel hedge with post and rail fence. This area slopes to the south-east slightly. The southern boundary of the site abuts the A27 treed embankment.

No 4 and 8 are substantial detached dwellings - No 8 being in use as Bed & Breakfast accommodation (by virtue of APP/12/01194 - 4 of the 6 bedrooms are in B&B use) , No 6 was originally a detached dwelling but has been subdivided to two semi's (APP/13/00209) - all are red brick with elements of flint work and black weatherboarding; beneath red clay tile roofs with black windows.

There are 2 Tree Preservation Order's on the land owned by the applicant - one covering the three trees located within the grassed area to the west of the access road (one maple in the north east corner of the site (T11); one birch towards the north west corner (T12) and a beech in the south west corner(T13)), and a woodland area order on trees to the east of the access road (these are beyond the current application site which relates to the west of the access track only). A site visit made on 06/08/2015 with Jamie Gargett revealed the maple, T11 to be suffering from die-back and mechanical damage and it was agreed that it is in decline and could therefore be felled - a replacement was discussed.

2 Planning History

There is a long planning history to the site which includes the following:

APP/13/00209

Conversion of existing 6 bed detached house to 2No. 3 bed semi-detached houses, one retaining existing detached garage Permitted 18/04/2013

APP/12/01194

Change of use and conversion of dwelling to allow 4 bed Bed and Breakfast guest accommodation to operate, with remaining rooms to remain in residential use. Permitted 22/02/2013 Conditioned to be 4 bedrooms only, and operated by resident householder only also S106 not to let, sell or dispose of garage/severe from curtilage without agreement from LPA

APP/12/01588

Variation of Condition 12 of Planning Permission No. 04/62243/003 for use of garage as ancillary living accommodation to used as gym/sauna. Withdrawn

07/62243/009

Formal landscaping scheme pursuant to condition 3 of planning permission 04/62243/003. Permitted 27/04/2010.

07/62243/008

Construction of 1No. detached 4 bed house and detached garage. (Revised application.) Permitted 07/06/2007.

07/62243/007

Construction of 1No. detached 4 bed house. (Revised application.) Permission 07/06/2007.

05/62243/006

Erection of a detached 4 bed dwelling and a detached double garage utilising the existing access to New Brighton Road. Refused 24/05/2005. Dismissed at appeal 02/11/2005.

05/62243/005

Erection of a detached 3 bed dwelling with associated car parking utilising the existing access to New Brighton Road. Refused 24/05/2005. Dismissed at appeal 02/11/2005.

04/62243/004

Erection of a 3 bed dwelling with an attached double garage utilising the existing access to New Brighton Road. Withdrawn 24/01/2005.

04/62243/003

Erection of 3No. dwellings, 2 with a detached double garage utilising the existing access to New Brighton Road. To include felling of an Ash tree, part of Group A1 subject of TPO 1210. Permitted 02/02/2005.

97/62243/001

Outline application for the construction of 3 detached single storey dwellings with access from existing private drive onto New Brighton Road (Revised application). Permitted 04/09/1997.

97/62243/000

Outline application for the construction of 3 detached single storey dwellings with access from existing private drive onto New Brighton Road. Refused 11/03/1997.

3 Proposal

The current proposal relates to the western side of the existing access drive and proposes 3 dwellings - one detached 3 bed dwelling (Plot 1) and a pair of semi detached 3 bed houses with integral garages (Plot 2 & 3). Plot 1 would be sited to the east of the TPO'd Beech tree with surface car parking between the tree and proposed house. The dwelling would be set back from the drive by approximately 4m allowing for the retention of 3 lime trees in front. The dwelling features a large glazed gable fronted feature with 'eye brow' style dormers; eaves height of 4.15m and ridge of 7.8m with half hipped ends.

The semi detached dwellings would be sited to allow the retention of the TPO'd maple tree and the birch tree in the garden of plot 3. One small lime tree that is not thriving as well as the others would be felled, allowing the formation of the private drives to the integral garages. A forward central gable would have an eaves height of 5.5m and ridge of 7.8m whilst each dwelling would have a side projection with lower eaves (4.1m) and ridge (7m).

The dwellings would be constructed of red bricks to match the others, with plain clay tiles, black windows and weatherboarding etc. It is proposed to install acoustic triple glazed windows together with acoustic wall and roof insulation. The proposal also involves improvements to the access with the dropped kerb being extended by 2m and the access road widened slightly where adjacent No 16 to achieve a carriage width of 4.2m.

An Arboricultural Impact Appraisal and Method Statement, and Transport Statement have been submitted with the application.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
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

DM25	(Managing Flood Risk in Emsworth)
AL1	(Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

The Borough Design Guide SPD, Dec 2011
and Residential Parking and Cycle Provision SPD, March 2010

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

5 Statutory and Non Statutory Consultations

Arboriculturalist - no objection - arboricultural evidence is comprehensive, removal of 2 trees required are low value and could have been removed for sound arboricultural reasons regardless of redevelopment; condition compliance with AMS & TPP
Building Control, (Fire Access Consultation) - no comment
Engineering/Drainage - surface water ditch is beyond ownership and part of A27 infrastructure so an Informative needed advising the consent of Highways England required. To comply with DM25 a Flood Risk Statement required explaining how the surface water is being managed and the approximate quantities involved for the 1 in 1 year, 1 in 30, 1 in 100 and 1 in 100 with 30% climate change.
Environment Agency - no bespoke comments
Development Engineer - Highways - No objection providing the localised widened of the existing crossover and drive to 4.2 m as shown on the plan in Appendix 6 of the Transport statement is conditioned; recommend condition the two parking spaces as shown for each on the plots as well as the provision of cycle facilities
Waste Services Manager
Crime Prevention -Minor Apps - none received
Environmental Health Manager - Contamination - no adverse comment re air pollution; recommend a suite of general conditions to require the appropriate assessment of ground conditions & mitigate against any found associated risks that is proportionate to both the nature & scale of the development, and to the site history

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: 7

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: will add traffic flow to drive that already serves 7 domestic properties & several businesses inc busy B&B; drive enters onto busy section of New Brighton Road on which traffic flow increased due to Hollybrook Lane devt; drive narrows and shared with pedestrians, traffic fast endangering pedestrians; previous devt exceeded original permissions inc 2 semis and detached garage which has become stand alone residence; commercial uses now taking place inc B&B and building business -

concerned same will happen again

Comment: The access drive serves 6 dwellings not 7; the B&B and subdivision to 2 semis has all been approved by planning permissions; the detached garage to No 8 remains ancillary to No 8 being used as a utility and sauna; the proposal includes widening of drive - see highways comments below

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) Trees on site
- (iii) Highways and parking
- (iv) Design and Impact upon the streetscene
- (v) Impact upon residential amenity
- (vi) Drainage & Contamination
- (vii) Developer Contributions

(i) Principle of development

The application site was previously outside the urban area boundary and within the 'countryside' and strategic gap - hence the historic refusals for development of this land. However as part of the Development Delivery (Allocations) Plan in 2010/11 the settlement policy boundary was re-assessed. The now adopted Havant Borough Local Plan (Allocations), 2014 identifies the land as within the urban area for Policy CS17 purposes. As such the land is now situated within an urban area where further development is considered acceptable in principle, subject to the usual development control criteria.

Considerable pre-application negotiation has taken place over the past 6 months leading to the submission of this scheme.

(ii) Trees on site

The layout and precise siting of the proposed dwellings has evolved following Arboricultural pre-application feedback and now provides adequate protection to the RPAs of the 3 TPO'd trees on the site and the line of semi-mature lime trees to the west of the drive (except T9 which is to be removed but is a smaller lime that has not grown well). With satisfactory conditions to ensure protection during construction then no objection on arboricultural grounds.

Note - that at latest site visit (6/8/15) the Maple tree in the north east corner of the site subject to a TPO was showing signs of die-back and mechanical damage; it was agreed that it is now showing signs of decline following recent extensive bark removal and could therefore be applied to be felled. This would be subject to a suitable replacement which is a requirement of the Town and Country Planning Act - and that replacement tree will automatically be protected by the original order. As discussed on site a lime at a height of at least 2m was agreed as a suitable mitigation for the loss of the maple.

(iii) Highways and parking

The site is served by a private drive/cul de sac that is made up to adoptable standards being 5.2m wide with a turning head sufficient for emergency vehicles/refuse collection/other large vehicles. The accompanying Transport Statement concludes that the proposed development would have an insignificant impact on local traffic flows and recommends widening the access road at its current pinch point adjacent no 16 and making some junction improvements by extending the dropped kerb. This would improve the safety for both vehicles and pedestrians. Whilst the number of dwellings served by this access exceeds the nominal '5 off a private drive', the standard of the existing cul de sac exceeds that of a private drive and provides for two way traffic with pavement and turning.

The Development Engineer has raised no objection to the scheme, requiring the recommended improvements together with conditions for parking and cycle storage. Adequate parking is provided on site for each dwelling in accordance with the Residential Parking and Cycle Provision SPD and cycle storage would be provided within the integral garages for plots 2 and 3. Additional plans have been submitted showing the provision of a secure shed for plot 1.

(iv) Design and Impact upon the streetscene

The architectural style and design of the proposed dwellings would be similar to No 4 - 8 with matching materials and detailing such as black windows. The land is relatively level, with slight undulations - the differing finished ridge heights will be subtle and not overly dominant or visual given the curved nature of the siting of the dwellings - they will not be seen in the context of a strong linear street scene but more in isolation. Visually they are considered appropriate to the site and setting.

In terms of frontage boundary treatment a post and rail fence with laurel hedging is proposed which will both visually match the existing on the eastern side of the drive and avoid the need for foundations/significant ground works close to the existing TPO'd trees and lime trees.

(v) Impact upon residential amenity

The adopted Borough Design Guide SPD recommends garden sizes and back to back separation distances etc to neighbouring dwellings to ensure adequate protection of residential amenity. The layout results in the side/rear of plot 3 running along the boundary with the frontage of no 20 - a bungalow. To ensure adequate protection to the occupiers of this bungalow in terms of outlook, separation and overlooking, the scheme has provided a separation distance of 15m to the two storey element and in this northern elevation there are only roof lights and no vertical windows at first floor overlooking. Together with the retention of the dense hedging on this boundary, it is considered that no loss of amenity would result to the occupiers of No 20. Similarly the distances involved to the garden of No 14 which has a high evergreen screen, are such that no loss of amenity would result to the occupiers of this dwelling.

The layout provides ample amenity space for future occupiers - plots 2 & 3 have rear garden depths in excess of 12m each which complies with the Design Guide SPD and plot 1 is set in a spacious plot having a side garden of at least 16m.

In terms of noise and disturbance resulting from an intensification of the development

of the site and added vehicles using the drive, passing No 14 & 16, this increase is considered acceptable in this urban area given the background noise from the close proximity of the A27. The access road is made up with a tarmaced surface which is quieter than a graveled drive so additional disturbance resulting from 3 dwellings is considered to be minimal.

(vi) Drainage & Contamination

The site lies beyond the flood zone of Emsworth and as such was not accompanied by a FRA. The Environment Agency has made no bespoke comments to the proposal. In terms of on site drainage Policy DM25 requires post development run-off to be reduced as much as possible and use SuDS where possible. A drainage plan has been submitted indicating that surface water from the dwellings would connect to the existing drainage gully on site. The internal Drainage Engineer has commented that this ditch is beyond the application site and part of the A27 infrastructure and therefore consent is required from Highways England to connect to this, which can be added as an Informative. He has also requested the submission of a Flood Risk Statement (which only needs to be a side of A4) explaining how the surface water is being managed and the approximate quantities involved for the 1 in 1 year, 1 in 30, 1 in 100 and 1 in 100 with 30% climate change. This doesn't mandate SuDS but this FRS (as against a FRA) is something that DM25 requires so that the cumulative effects small developments in Emsworth are having on the Ems and West Brook can be monitored.

Environmental health have commented that historically there were a number of structures on the site associated with agriculture and a maternity hospital/nursing home together with a previous dwelling demolished in association with the construction of the A27 - given the dates there is a risk of asbestos containing materials on site and has recommended that appropriate investigative assessment should be undertaken before works commence. Depending on the findings of this investigative work, remedial conditions are recommended to deal with any contaminants found. This was not previously a condition imposed on the permissions for No 4 - 8 already on the site, but the historic survey suggests that the identified features coincide with the plots that are subject to the current proposals, and not to the 'northern' plots already constructed. Therefore it is considered necessary to impose these conditions to protect the health and safety of future occupiers.

(vii) Developer Contributions

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre on new floorspace (measured as gross internal area) in Emsworth.

The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new floor space for the 3 dwellings totals 524 sqm made up from Plot 1 = 198 sqm and plots 2 & 3 each being 163 sqm. This generates a total CIL liability of £52,400. The applicant has completed a Self-Build Exemption Claim Form in relation to Plot 1 and the necessary Assumption of Liability forms have been returned.

This development would also 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 in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £174 per dwelling to the Solent Disturbance Mitigation Project. For the proposed dwelling, plus admin and monitoring fee, the appropriate payment of £568.10 has been paid and the relevant form has been completed by the applicant.

8 **Conclusion**

The proposed scheme for the 3 additional dwellings within the defined urban area is considered to be of an appropriate design and layout that respects the existing trees on the site and will not give rise to any undue amenity issues and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocation Plan policies and the guidance set out in the Borough Design Guide SPD and the NPPF. The application is therefore recommended for conditional permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00638

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall be as indicated on the submitted details or to match in type, colour and texture those on the adjacent dwellings at 4 - 8 New Brighton Road, unless otherwise first agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, Design and Access Statement dated 8 June 2015
Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and Tree Protection Plan Final

Transport Statement by C M Veasey dated May 2015 and Proposed Access Improvements Plan Figure 6

1:1250 Site Location Plan

Site Layout Plan 1:500 Drawing No 101/12 Rev A received 11/08/2015

Site Layout Plan 1:200 Drawing No 101/13 Rev A received 11/08/2015

Surface & Foul Drainage Plan 1:200 Drawing No 101/15

Panorama View Sketch 1:200 Drawing No 101/14

Plot 1 GF & FF Floor Layout Plan 1:100 Drawing No 101/10

Plot 1 East/North Elevation 1:100 Drawing No 101/07

Plot 1 South/West Elevation 1:100 Drawing No 101/08

Plot 1 Roof Plan 1:100 Drawing No 101/11

Plot 1 Section A-A 1:100 Drawing No 101/09

Plot 2 & 3 Ground Floor Layout Plan 1:100 Drawing No 101/04

Plot 2 & 3 First Floor Layout Plan 1:100 Drawing No 101/05

Plot 2 & 3 East/South Elevation 1:100 Drawing No 101/01

Plot 2 & 3 West/North Elevation 1:100 Drawing No 101/02

Plot 2 & 3 Roof Plan 1:100 Drawing No 101/06

Plot 2 & 3 Section A-A 1:100 Drawing No 101/03

Reason: - To ensure provision of a satisfactory development.

- 4 All works to trees, including provision of protective fencing, shall be undertaken in strict compliance with the submitted Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and accompanying plan Job Ref: AIA/AMS-KC/newbright/002 Final.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The driveways serving all 3 dwellings shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition.

Reason: To protect adjacent trees and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy), policy DM25 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

- 7 The dwellings hereby permitted shall not be occupied before the proposed extension of the dropped kerb and access carriageway width enlargement are constructed and laid out in accordance with the approved details shown on 'Proposed Access Improvements Figure 6'.

Reason: In the interests of highway safety 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.

- 8 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of each dwelling hereby

approved and thereafter all of those spaces kept available for such purposes. In addition the hereby approved secure cycle storage shed for Plot 1, shown on Site Layout Plan Drawing No 101/13 Rev A and 101/12 Rev A received on 11/08/2015, shall be provided prior to the first occupation of that dwelling and thereafter kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The integral garages hereby permitted shall be retained and kept available for the parking of cars and cycles at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 The development hereby approved shall not be brought into use until the dwellings hereby permitted have been insulated against the emission of noise in accordance with the submitted details contained in the Design and Access Statement, i.e. acoustic triple glazed windows and acoustic insulation to external walls and roofs and thereafter maintained as such in perpetuity. Any variation to this shall first be agreed in writing with the Local Planning Authority.

Reason: To ensure that the dwellings are adequately sound proofed in the interests of the amenities of the future occupants having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development hereby permitted shall commence on site until a Flood Risk Statement explaining how the surface water will be managed and the approximate quantities involved for the 1 in 1 year, 1 in 30, 1 in 100 and 1 in 100 with 30% climate change has been submitted for approval by the Local Planning Authority. Should that FRS highlight the need for any additional on site drainage works beyond that shown on drawing No 101/15, or provision of Sustainable Drainage Systems, then details shall be submitted to and agreed with the Local Planning Authority prior to the commencement of development on site. 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, DM25 of the Havant Borough Publications Local Plan (Allocations) and the National Planning Policy Framework 2012

- 12 Prior to the commencement of any specific phase of development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a

scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

1. A desk study &/or site walkover survey identifying:

- ☐ All previous uses,
- ☐ potential contaminants associated with those uses,
- ☐ a conceptual model of the site indicating sources, pathways and receptors, and
- ☐ a summary of potentially unacceptable risks arising from contamination at the site.

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

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

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Contamination may be present at the site as a result of both previous & current land uses

(&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.

- 13 No occupation of any of the hereby approved dwellings shall take place until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a "long-term monitoring and maintenance plan"), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Contamination may be present at the site as a result of both previous & current land uses

(&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.

- 14 If, during development, contamination not previously identified on site is found

to be present, works in the affected area must cease, and no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: Contamination may be present at the site as a result of both previous & current land uses

(&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.

- 15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the first floor of the north elevation of Plot 3 without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E, F of the 2015 Order, other than the hereby approved cycle shed for Plot 1, shall be erected within the curtilage of the dwellinghouses hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the protection of the trees on site and the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 17 The laurel hedge to be provided as frontage boundary treatment to plots 1 - 3 shall be completed within 6 months from the first occupation of each dwelling, or by any other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.