
Site Address:	Former BAE Systems, Elettra Avenue, Waterloooville, PO7 7XS		
Proposal:	Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping.		
Application No:	APP/15/00772	Expiry Date:	26/10/2015
Applicant:	Hargreaves Properties Ltd	Case Officer:	Heather Lealan
Agent:	Mr Lowes		
	Rapleys LLP		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description and Background

- 1.1 The BAE Systems Technology Park site forms an island of some 5.7 hectares bounded by Elettra Avenue, Hambledon Road and Silverthorne Way. It sits within the Brambles Farm Industrial Estate, 1km west of Waterloooville Town Centre. In 1982 planning permission was granted to Marconi for 28,300sqm of light industrial and research and development uses with ancillary buildings. Marconi was subsequently purchased in 2000 by BAE Systems.
- 1.2 The park currently contains the following buildings:
E Block - 6,726sqm of light industry B1(c) land use and Beam Block - 927sqm of B1(c) space which remains in BAE operational use.
The former main building within the site and associated restaurant have been demolished prior to the submission of this application.
- 1.3 Over recent years a significant portion of the site became surplus to operational requirements leaving much of the former building space (now demolished) virtually unoccupied. There was an extensive parking area largely located to the south western side of the site. The site has main access via the Elettra Avenue roundabout junction with a dedicated arm to the site. There are secondary accesses to the south of the site off Silverthorne Way.
- 1.4 Grass embankments and bunding form much of the perimeter to the North, East and South of the site with tree planting. The western perimeter of the overall site also has some tree planting along its edge. There are industrial units to the south and west with offices and industry to the north. A mix of residential and industrial units lies to the east of Hambledon Road opposite the site. The part of the site forming this application falls within Flood Zone 1.
- 1.5 In June 2012, an outline application was submitted to the Council for the demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue. As part of the application, a substantial body of marketing evidence was submitted to demonstrate that there was a lack of demand for the existing quantum of Class B use floorspace on the site and that accordingly, it should be reduced with alternative uses brought forward to ensure a viable redevelopment of the site.

- 1.6 The Council resolved to grant planning permission for the proposals in October 2012, which was subject to a S106 legal agreement. This was signed and the planning permission issued on 31st July 2013. The applicant carried out a significant marketing campaign following the granting of outline consent. The Council has been advised that there has been no occupier demand for the revised quantum of Class B1, B2 and B8 floorspace identified in the consented scheme. Therefore, it became necessary for the applicant to consider an alternative mix of development for the site to ensure that it could be brought back into use and its longer term viability was not jeopardised.
- 1.7 In 2013 an application (ref APP/13/00893) was submitted that sought outline approval for demolition of the existing main building and a mixed-use employment, leisure and retail development comprising of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 food store and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant. The only matters to be considered at the outline stage were access into the site and the layout of the uses proposed. The appearance, landscaping and scale of the buildings were agreed to be considered at the reserved matters stage. The resolution by Development Management Committee was to permit subject to the completion of S106. However the application was withdrawn prior to the completion of the S106.
- 1.8 In 2015 an application for full planning consent was approved (ref APP/15/00451) for the construction of a vehicular route through the eastern side of the site at the former BAE systems park. Only the vehicular route formed the red line of the application. This application was submitted following the withdrawal of APP/13/00893. The applicants, Hargreaves, had acquired the site and confirmed within the submitted Planning Statement document that they wished to actively deliver the beneficial economic re-use of this site. The Planning Statement advised that the full planning application for a vehicular route through the eastern side of the site would facilitate necessary infrastructure to allow for bespoke submissions for individual plots. The reasoning for this approach was that to proceed with the development as a single consent as originally envisaged under the APP/13/00893 proposals was considered impractical because of the commercial and financial implications of the redevelopment package.

2 Relevant Planning History

2.1 APP/15/00770

Use of E block building for leisure (class D2) and/or non-food retail (class A1) purposes with associated car parking and other works. Resolution to Permit granted at Development Management Committee, Awaiting completion of appropriate S106 agreement.

2.2 APP/15/00772

Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping - Permitted Oct 2015

2.3 APP/15/00451

Application for full planning consent for the construction of a vehicular route through the eastern side of the site at the former BAE systems park.

Within the red line of the submitted application the proposed vehicular access provides a link into the site via Elettra Avenue, (served via a dedicated arm of the roundabout junction), and winds through the eastern half of the site, around the remaining E Block and Beam Block, linking out of the site to Silverthorne Way. Permission granted July 2015

2.4 APP/13/00893

Outline application for demolition of the existing main building and a mixed-use employment, leisure and retail development comprising of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 food store and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant. The only matters to be considered at outline stage were access into the site and the layout of the uses proposed. The appearance, landscaping and scale of the buildings would be agreed at the reserved matters stage. Resolution by Development Management Committee to permit subject to the completion of S106; however application withdrawn prior to S106 being completed.

2.5 APP/13/00940

Application to determine whether prior approval is required for the method of demolition of the buildings within the BAE Systems Technology Park (with the exception of E Block and Beam Block buildings) and any proposed restoration of the site. Approved 16/10/13 and implemented.

2.6 APP/12/00652

Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue. Outline consent 31/07/13.

3 Proposal

3.1 Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping.

3.2 Most of the buildings within the site have now been demolished save for E Block and Beam Block. BAE still currently occupy E block under a lease to 2017, it is the Case Officer's understating that this lease can be renewed by BAE with or without agreement from the land owner.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS4	()
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM6	(Coordination of Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
WA2	(Waterlooville Mixed Use Allocations)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

No objection so long as a travel plan forms part of a S106

Environmental Health Manager

Conditions requested in respect of hours of construction, delivery times and lighting.

Officer Comment - *The additional requested conditions are no longer applied by the planning department as a matter of course as the matters are more properly dealt with under environmental health legislation, and it is not considered that the hours conditions are necessary*

Development Engineer

The Highway Authority has no adverse comment on the principle of this development. However I would suggest that the submission of the details of the vehicle entrances, along with the materials to be used within the parking and turning areas should be conditioned.

Economic Development

Considering the reported lack of interest by leisure operators for this site alongside the need to bring the economic benefits from the development, change of use is supported.

Crime Prevention

No comments

Planning Policy

Policy WA2 (BD54) of the Local Plan (Allocations) allocates the site for mixed use development including economic development, hotel and leisure uses. Economic development is defined in the National Planning Policy Framework (NPPF) and includes B class uses, public and community uses and main town centre uses which includes both retail (class A1) and food and drink uses (A3, A4 and A5), although excludes housing. The principle of a mixed use development on this site was provided by application ref: APP/13/00893. Although the application was subsequently withdrawn due to issues regarding the S106, a resolution to grant permission was agreed.

The uses proposed under applications APP/15/00772 and 3 accord with the those set out in policy WA2 (BD54). Although the policy highlights the potential for employment and large scale leisure uses on the site, which may not be able to be accommodated elsewhere in Waterlooville, the policy is not prescriptive in respect of these uses. The applicant should be made aware of the development requirements set out at WA2 (BD54).

Overall, the justification in the respective planning statement is broadly supported. This justification, together with the fact that approval in principle has already been given for a food store on this site (withdrawn application ref: APP/13/00893), would appear to satisfy the requirements of the policy.

Arboriculturalist

No objection - tree protection plan and report should be conditioned as part of the approved plans.

Landscape Team

Proposed levels

The proposals need to demonstrate that the building can appropriately correspond with adjacent levels and how each elevation will appear in such a spatially constrained location.

Insufficient provision to establish soft landscape

Another concern is regarding lack of sufficient space for soft landscape establishment. Question the purpose / benefit of the knee-rail being proposed this narrow, sloping location and recommend the knee-rail is terminated by the section C line.

The supplied visualisations of the proposed planting are not physically achievable given the proposed layout.

In conclusion, whilst there is no objection to permission being granted and can fully appreciate the economic and employment potential, this cannot be at the expense of design quality or local landscape character. Recommend that appropriate conditions are set in place required submission of

- an amended parking, hard and soft landscape layout to appropriately resolve the above concerns
- fully annotated plans and details to identify hard surfacing material type, build-up, edging, laying bond and colour. Proposed levels, any retaining structures and slope gradients should also be identified in coordination with proposed finished floor levels and existing, retained levels.
- 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.
- fully annotated planting plan to identify individually planted trees, shrubs, hedges, bulbs and any areas of grass. Ornamental planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public surface water sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 6.5 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

-No new soakaways should be located within 5 metres of a public sewer.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Our initial investigations indicate that Southern Water can provide foul and surface water disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Officer comment - *The comment regarding protection of main sewer and sewer construction should be included as conditions. There are no SUDS proposed and the submitted application form is clear that it is intended to dispose of surface water to mainsewer*

Traffic Management Team

The traffic management team have no adverse comments regarding the proposals.

General comments raised regarding the implications of increased traffic arising from committed development in Waterlooville for the living conditions of residents in Hulbert Road. Also a request that should the internal roads be adopted by the Highway Authority that mechanisms are put in place to allow the Traffic Team to request funds in order to implement parking restrictions by means of Traffic Regulation Orders on the new or surrounding road networks, to minimise the possibility of obstructive and unsafe parking practices by visitors or staff of the units.

Officer Comment – *This is a matter for HCC Highways and the Traffic Management Team.*

Building Control

No adverse comments

County Archaeologist

The site is located on the south west periphery of Waterlooville. Large scale geophysical surveys have been conducted to the south and west of the site which have identified prehistoric field systems to the south and Late Iron Age settlement evidence found to the north west following archaeological trial trenching. Overall therefore the area around the site is one of good archaeological potential. However,

the site itself has been extensively impacted by the previous development of the BAE site and therefore any archaeological features and/or deposits which may have been located here will have been removed or at least severely truncated by this development. As a result of these previous impacts I would not wish to raise an archaeological issue in this instance.

Local Lead Flood Authority

As this development is under 1Ha in size and consists of only one building, there is no need for us to comment on it at this time.

Engineering/Drainage

Satisfied with the additional information submitted regarding to the overall drainage proposals for the site.

Hampshire Fire & Rescue

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

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: 67

Number of site notices: One

Statutory advertisement: Yes

Number of representations received: None

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) Design and Effect on the Streetscene
- (iii) Effect on neighbouring properties
- (iv) Access and Parking Arrangements
- (v) Highway Implications
- (vi) Flood Risk and Drainage
- (vii) Other Matters

- (i) Principle of development

7.2 The Government published the Planning for Growth ministerial statement in March 2011. This states that when deciding whether to grant planning permission, Local Planning Authorities should support enterprise and facilitate economic development.

- 7.3 The redevelopment of this site for appropriate forms of economic development has the potential to provide a significant number of new jobs. The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national policy. This theme has been reinforced in the National Planning Policy Framework (NPPF). The applicants state within their submitted Planning Statement that this application is part of the applicant's aspirations to develop the site for a mix of uses. The previously approved application for a vehicular route through the eastern half of the site was submitted to facilitate necessary infrastructure to allow for bespoke submissions for individual plots. As stated within the Planning Statement, it was considered by the applicant that to have proceeded with the development as a single consent as envisaged by APP/13/00893 was impractical because of the commercial and financial implications. The application the subject of this report is for the erection of a discount foodstore and alongside this application two further applications for other parts of the BAE site have been submitted, one for the erection of a Drive Thru restaurant and another for the change of use for E block to leisure and A1 (non food retail).
- 7.4 When considering the BAE site as a whole, the key consideration is whether the proposed redevelopment of the BAE site would achieve the Local Plan (Core Strategy) objective of promoting Havant Borough's economy and the NPPF objective to build a strong, competitive economy. The NPPF places increased emphasis on the delivery of sustainable development in order to promote a strong and competitive economy (Paragraphs 18-22), and outlines the Government's commitment to securing economic growth through the planning system.
- 7.5 The previously withdrawn application, APP/13/00893, proposed development consisting of a Class B1 employment premises, discount food store, an 8-screen cinema complex, a 20-lane bowling complex, a 60-bedroom budget hotel, a health and fitness centre, and a range of ancillary restaurants and public house. In policy WA2 of the Allocations Plan, the whole site is allocated for economic development, hotel and leisure uses under site reference WA2 (BD54). The considerations to be taken with regard to this particular application are; will the granting of this permission jeopardise a plan-led redevelopment of the whole site or will it allow individual plots to be developed, thus bringing the site back in use and better encouraging development such as leisure uses. The BAE site is currently under-used and is unlikely to attract a single occupier requiring a 20000+sqm industrial site. The former BAE site has been mostly vacant for some time and provides a key opportunity for development. The previous planning permission and resolution to grant planning permission have allowed for a mixed use development of the site with a strong emphasis on employment, retail and leisure
- 7.6 A concept masterplan has been submitted alongside, but not as part of this application, and therefore the determination of this application does not prejudice the Council when considering the acceptability of any future individual plot proposals for this site.
- 7.7 Policy WA2(BD54) defines the site as out of centre for retail and edge of centre for main town centre uses. It goes on to say that sequential and impact tests will be required in line with the NPPF. Section 6.6 of the Planning Statement for application sets out that a sequential assessment would not be appropriate as the development would not serve a town centre role. The sequential assessment for the application subject of this report is an update of the assessment which was submitted with the previous scheme. The assessment is considered to be robust in its assessment of

alternative sites. Whilst it does not consider sites in the West of Waterlooville Major Development Area, no planned retail units would be of sufficient size to accommodate the proposed development. Overall, it is agreed that there are no sequentially preferable sites where this retail development could be accommodated.

- 7.8 It is therefore considered that the proposed foodstore would accord with both the previous resolution to grant permission of APP/13/00893 and with the adopted allocations plan policy WA2 (BD54), as the use falls within the definition of Economic Development within the NPPF and therefore that the application can be supported in principle in terms of the piecemeal development strategy of this site which has been accepted as appropriate to bring the site back into economic use under the planning consent for the vehicular route through the eastern half of the site.
- 7.9 When considering the BAE site as a whole, the key consideration is whether the proposed redevelopment of the BAE site would achieve the Local Plan (Core Strategy) objective of promoting Havant Borough's economy and the NPPF objective to build a strong, competitive economy. The NPPF places increased emphasis on the delivery of sustainable development in order to promote a strong and competitive economy (Paragraphs 18-22), and outlines the Government's commitment to securing economic growth through the planning system.

(iii) Design and Effect on the Streetscene

- 7.10 The proposed foodstore will lie in a prominent position to the north western corner of the site and will be visible from the approach to the site from Hambledon Road/B2150. In overall terms the design of the building, it accords with its purpose. Concern was raised during the course of the application process regarding the north western corner of the building; this elevation forms a prominent visual facade as vehicles turn into the development site. The applicant has accordingly updated the elevation plans and has advised that light boxes will be installed on this corner and this amendment is considered to be acceptable, subject to a condition required details and illuminance levels. However, the planting proposed to this corner on the submitted soft landscaping plans would be unlikely to thrive in such a small area and so a revised scheme should be conditioned to this regard. This design approach is considered acceptable in this locality; which is characterised by retail and light industrial type buildings of late 20th/early 21st Century design, and the scheme, including revised proposed landscaping, would make an appropriate contribution to the character of this mixed use area.

(iv) Effect on neighbouring properties

- 7.11 The site is located within an urban area, surrounded by roads adjacent to the main roundabout serving the Brambles Farm industrial area, with commercial and industrial premises to the north, south and west of the site which comprise the wider Brambles Farm Industrial Estate. The nearest residential properties are situated to the east of the site, on the opposite side of both the B2150 and Hambledon Road beyond that, with a verge and mature landscaping between the two carriageways. As such, it is unlikely that the proposal would adversely affect residential amenity or the operation of nearby uses. It is not considered necessary to impose a condition regarding the hours of use or the delivery times given the food store's remote siting from the residential properties.

(v) Access and Parking Arrangements

- 7.12 The existing point of vehicular access from the Elettra Avenue/Waterberry Drive/BAE site access roundabout will be retained to serve the site. The access junction onto Silverthorne Way will also be retained and the previously permitted vehicular route through the site links these two junctions. The Council's Development Engineer is satisfied with the parking provision proposed, the layout and dimensions of the vehicular and pedestrian accesses.

(vi) Highway Implications

- 7.13 The site is situated within the Brambles Business Park within close proximity of a wide range of local facilities and services, Waterloo ville town centre and adjacent residential areas. The site is considered to be readily accessible by walking, cycling and public transport modes. A Transport Assessment has been submitted in support of the application. HCC Highways have confirmed that they find the application acceptable in principle and that a travel plan will be required. HCC Highways have requested two conditions - the first being a construction management plan, and the second regarding the construction and programme of works of the roads and footpaths. It is current practice to add the need for construction management plans as an informative; however the second condition is considered appropriate because an application has not been submitted to discharge this information for the previously approved vehicular route. Furthermore, the application subject of this report includes a route to the adjacent highway which would be capable of being constructed as a standalone permission. Therefore, such a condition should be attached to any consent should the application be approved.

(vii) Flood Risk and Drainage

- 7.14 The site lies within a Flood Zone 1, the zone of least probability of flooding, according to the Environment Agency flood maps. There is an 1800mm diameter public surface water sewer crossing the site from north-east to south-west. The sewer discharges into a short section of open watercourse within the site curtilage and this is classed as a 'Main River'. There are twin 1200mm diameter culverts beneath Silverthorne Way and Tyak House to the south before the watercourse flows through an open channel away to the west. The watercourse becomes the River Wallington. In 2003, with the approval of the Environment Agency and Southern Water, BAE Systems constructed a flood alleviation scheme to cater for the shortfall in the culverts, following several flooding events in the main car park. The Council's Drainage Engineer is satisfied with the overall drainage proposals for the remainder of the site and considers that the requirements of Policy WA2 (BD54) have been addressed. Southern Water have confirmed that there is capacity to connect to public sewers and have raised no objection to this regard so long as this sewer is protected during construction and implementation of landscaping through the imposition of a relevant planning condition on a consent.
- 7.15 The submitted studies conclude that ground conditions on the site are not suitable for a Sustainable Urban Drainage Scheme. The Council's Environmental Health Team agree with the assessment that ground conditions are unlikely to be suitable to support an extensive SUDS solution capable of handling runoff from the entire site.

(viii) Other Matters

- 7.16 An Employment and Skills Plan is required in line with adopted Core Strategy CS3 and this must form part of a S106 Agreement. The S106 must also include the provision to transfer land to the south west of the site to HCC for the construction of a cycle/pedestrian link to the West of Waterloo Major Development Area, (MDA). This is a requirement of the site Allocation within policy BD54 and the Lidl is large enough to create direct trips from the MDA. It is considered that this is the most appropriate parcel of land for the link to be attached to as this part of the site has an identified end user, unlike the CoU for E block and is large enough in its own right to create direct trips, unlike the application for the McDonalds Drive Thru that is more likely to create linked trips.

8 Conclusion

- 8.1 The erection of a foodstore (class A1) is in accordance with the requirements of Allocations Plan Policy WA2 (BD24). The development of the overall BAE site as individual plots should assist the marketing of the site as a potential economic development destination in Waterloo that will attract increased visitor spend to the area, providing wider benefits for local businesses and residents alike. It would support the Government's emphasis on enterprise and facilitate economic development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00772 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan drwg.no 286/36/1_SLP03 received 10 July 2015
Proposed Block Plan drwg.no STP-WA-H PL20 received 10 July 2015
Proposed Store Plan drwg.no 3374/12/J received 10 July 2015
Proposed Elevations drwg.no 3200 rev CN.1 received 13 November 2015
Arboricultural Impact Appraisal and Method Statement produced by Barrell Tree Consultancy received 10 July 2015
Retail and Leisure Assessment Appendix 2 by Harris Lamb Prepared September 2013 received 10 July 2015
Transport Assessment prepared by David Tucker Associates received 10 July 2015
Additional Traffic Information Summary of Junction Performance received 18 September 2015
Preliminary Risk Assessment for Land Contamination received 17 September

2015

Ground Investigation Report produced December 2012 received 17 September 2015

SuDS Assessment Robert Clark Associates received 17 September 2015

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until details of the measures which will be undertaken to protect the public sewer crossing the site have been submitted to and agreed in writing by the Local Planning Authority, (in consultation with Southern Water).

Reason: To safeguard the amenities of the locality and ensure that the main public sewer that crosses the site, an essential piece of major infrastructure serving the area, is protected during the course of the works and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority in relation to the access to the site from Elettra Avenue:

a) A specification of the type of construction for the roads and footpaths including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water

b) A programme for making up the roads and footpaths.

The development shall be carried out in accordance with the approved details before the development is occupied unless otherwise first agreed in writing by the Planning Authority

Reason: To ensure that the roads and footpaths are constructed to a satisfactory standard and having due regard to policies CS20 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. This must identify any retaining structures and slope gradients in coordination with proposed finished floor levels and existing, retained levels. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 6 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant have been submitted to and approved in writing

by the Local Planning Authority. 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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 7 No above ground development shall commence until a revised and detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 8 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, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling, fencing or other type of enclosure, 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 structures shall thereafter be retained.

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

- 9 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced including details to identify hard surfacing material type, build-up, edging, laying bond and colour has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted shall commence until plans and particulars

specifying the details and luminance levels of the proposed light box panels agreed to be installed within the north western corner of the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 11 The construction of the foodstore building hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority the assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 In the event that soil or groundwater is encountered during groundwork that is suspected of being contaminated (including discolouration, oils, sheens that are oily, metallic or brightly coloured, foul or solvent odours, or deposits & inclusions comprising obvious waste materials), or if groundwork staff report acute symptoms (skin, eye or respiratory) suspected of being related to soil quality; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site investigation in the vicinity of the suspected contamination, of a scale sufficient to characterise it's nature, and likely origin, extent & mobility
- 2) An appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) Where the Risk Assessment (2) identifies potentially unacceptable risks, a Remediation Strategy that includes;
 - appropriately considered remedial objectives, and;
 - clearly defined proposals for the remediation &/or mitigation of identified risks, having due regard to sustainability
- 4) Where a remediation strategy (3) identifies actions required to remediate contamination or mitigate risks associated with the presence of contamination, a Verification Report that includes;
 - Photographic documentation of any relevant physical works, sampling/monitoring results, and any other technical or statistical information as may be required to demonstrate that Remediation Strategy objectives have been met, and where necessary;
 - Further plans for monitoring, provision for maintenance of barriers or other structures required for remediation or risk mitigation, and any relevant trigger values and contingency actions as may be required to address the identified risks (a "long-term monitoring and maintenance plan").

All assessments, works, monitoring & other actions required by (1)-(4) above

shall be undertaken by competent persons, and the scheme shall be implemented as approved"

Reason: There is a low probability of the presence of Contamination associated with previous R&D activities at the site that could, if present, pose a significant risk to surface waters and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Havant Borough Local Plan (Allocations) (2014);

- 13 The building hereby permitted shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and amenity having due regard to policies CS20 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012