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BOROUGH COUNCIL

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Mr M Thackeray
Walsingham Planning
Bourne House, Cores End Road
Bourne End
Buckinghamshire SL8 5AR

For: Premier Inn Hotels Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/14/01300

Site Address: Land Adjacent to, Langstone Technology Park, 2B Langstone Road, Havant

Proposal: **Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park.**

Further to your application received on 16 December 2014, which was valid from 16 March 2015, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (update) (WYG, March 2015), including the implementation of the 10m buffer zone adjacent to the stream unless agreed in writing with the LPA, and with all mitigation and enhancement features permanently retained.
Reason: To conserve and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development including site clearance shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing in accordance with the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2012.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

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Reason: To ensure that trees and shrubs to be retained are adequately protected from damage to health and stability throughout the construction period 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.

- 4 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Hamill Davies Ltd (dated April 2012) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are to be set no lower than 150mm above surrounding ground levels as specified within section 2.7 of the FRA.
2. There must be no raising of ground levels within 10 metres of the top of the bank of the Langstone Mill Channel as specified within section 2.7 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants; to ensure that no floodplain storage is lost and therefore the risk to off site areas is not increased having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to policy CS15 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 (e.g. pumping stations) 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 and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of that building and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of 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 2012.

- 8 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials of that building shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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 2012.

- 9 The implementation of all 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Within 2 months of the commencement of the development hereby permitted a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced shall be submitted in writing to the Local Planning Authority for approval. The building hereby permitted shall not be brought into use until the implementation of all such hardsurfacing associated with that building or its associated carpark and accesses has been completed in full accordance with the specification approved by the Local Planning Authority

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

- 11 Within 2 months of the commencement of the development hereby permitted plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure, including vehicle barriers, shall be submitted in writing by the Local Planning Authority for approval. Unless agreed otherwise in writing by the Authority, the use of the building hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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 2012.

- 12 No development hereby permitted shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any associated building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 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 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 for those areas required to access and service that building. 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 having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 15 Within 2 months of the commencement of the development hereby permitted plans and particulars specifying the provision to be made for external lighting of the building shall be submitted in writing to the Local Planning Authority for approval. There shall be no external lighting of the building other than as thereby approved.
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 2012.
- 16 Within 2 months of the commencement of the development hereby permitted a detailed design specification for a fresh air ventilation system shall be submitted in writing to the Local Planning Authority for approval (the 'approved mitigation works') which is applicable to all rooms within the hotel building served by ventilation of any kind (inclusive of opening windows & trickle vents) falling within 30m distance of the kerbside of:
- Langstone Road, or
 - the A27 road junction (roundabout) carriageway, or
 - the A27 Westbound on-slip

The ventilation system shall be of sufficient capacity to provide adequate ventilation with all openings (windows & doors) closed.

The submitted specification shall include:

- a) the position of the fan box and / or air intake duct, and;
- b) the ventilation standards to be achieved (i.e. as m³/min or air changes per hour (% total volume/hr)), with reference to CIBSE & HVCA recommendations

All measures forming part of the approved mitigation works for the site shall be undertaken and fully adhered to, prior to occupation of the rooms units.

Reason: To protect future occupants from the effects of air pollution from locally elevated concentrations of Nitrogen Dioxide (NO₂) and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Note for Decision Notice: *It is suggested that documentary evidence including receipts, invoices &/or guarantees (if applicable) in connection with the purchase & installation of the extraction system submitted to the Local Planning Authority in order to facilitate confirmation of compliance with this condition.*

- 17 The extraction equipment for the hotel installed in pursuance to condition 16 above shall be regularly maintained to ensure its continued satisfactory operation.

Reason: To ensure the continued protection of future occupants from the effects of locally elevated concentrations of Nitrogen Dioxide (NO₂) and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Note for Decision Notice: *It is suggested that documentary evidence (for example a copy of any guarantee or service contract) in connection with the maintenance of the extraction system is submitted to the Local Planning Authority in order to facilitate confirmation of compliance with this condition.*

- 18 The extraction equipment for the hotel installed in pursuance to condition 16 above shall not be brought in to use until the plant has been insulated against the emission of noise in accordance with a scheme submitted to and approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained and operated in accordance with the approved scheme. Any new plant installed subsequent to the approval shall not increase background levels of noise as measured at the boundaries of the site without the approval of the Local Planning Authority.

Reason: To ensure that ventilation plant is adequately sound proofed in the interests of the amenities of the future occupants of the development and nearby premises and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 19 No development hereby permitted shall commence until plans and particulars specifying the detailed proposals for the following aspects have been submitted in writing to the Local Planning Authority for approval.

- The details of external CCTV provision for the building and associated areas

Reason: In the interests of the amenity 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 2012.

- 20 No sound amplifying equipment shall be installed in the premises, which when operated is audible outside the site, without the consent of the Local Planning Authority in writing.

Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 The use of the restaurant hereby permitted within the hotel shall not commence until details of the proposed menus are notified to the Local Planning Authority and any equipment required for the associated cooking process is installed to suppress and disperse fumes or smells produced by the cooking process and the equipment shall be effectively operated for as long as the use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing and the approved equipment shall be installed prior to the use commencing. At all times thereafter the equipment shall be maintained in full working order.

Reason: To protect the amenities of occupiers in adjoining properties from undue fumes and smells and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 The building shall not be brought into use until space for the loading, unloading and parking of vehicles and cycles associated with that building has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 23 Written documentary evidence demonstrating that the development has achieved a minimum of 'Very Good' against the BREEAM standard shall be submitted to the Local Planning Authority within 6 months of the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the Local Planning Authority. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

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.

- 24 The restaurant within the hotel shall be for the use of residents of the hotel only.

Reason: To control the use of the development in the interests of the amenities of the locality and neighbouring properties and in the interests of highway safety and having due regard to policy CS16, DM14 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 25 Deliveries shall only take place between 0800 and 2200 hours on any day except with the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site/location plan 3654/L1

Application drawings

- ☐ 3654/P2f: proposed site
- ☐ 3645/P3h: proposed floors
- ☐ 3645/P4h: proposed elevations
- ☐ 3645/P5b: external wall details
- ☐ 3645/P6: proposed roof and section

Landscape scheme and drawing 534/02B Indigo

Planning Statement December 2014 Walsingham Planning

Walsingham Planning letter of 16 Feb 2015 and attached appraisal of representations received

S106 Supporting Statement

Energy statement by Jenks Associates Ltd December 2014 and BRUKL analysis dated 11 December 2014

Condenser details R2 Series Standard

Kingfisher lighting D25408/PY/A

Preliminary Ecological Appraisal (Update) WYG 13 March 2015

Travel Plan RLR/WHIT/14/2387/TP01 March 2015

Application Form

Documents from APP/12/00467:

Archaeological report, Wessex Archaeology April 2012

Extended habitat survey, WYG 30 April 2012

Flood risk assessment, Hamill Davies Ltd April 2012

Site investigation report

Arboricultural impact appraisal and method statement, Technical Arboriculture April 2012

Topographic survey, Shaw Colegate

Tree survey and protection plan, Technical Arboriculture TSP-bosmere/001

Reptile report, WYG July 2012

Transport assessment, April 2012 and addendum, August 2012, Glanvilles

NPPF assessment, WYG April 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (2) Your attention is drawn to the provisions of the Water resources Act 1991 and the Land Drainage Bylaws 1981. The consent of the Environment Agency is required for any work or structures in, under, over or within 8 metres of the top of the bank of a main river in the form of a Flood Defence Consent (FDC). You are advised to contact the Environment Agency on 0370 8506506 for further information.
- (3) In the event that it is necessary to divert public foul sewers the developer is requested to advise Southern Water of the measures that will be taken. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030199) or www.southernwater.co.uk
- (4) The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030199) or www.southernwater.co.uk
- (5) 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: 03303030199) or www.southernwater.co.uk
- (6) Southern Water has advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.
- (7) You are advised that measures should be put in place to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site through the implementation of the development.
- (8) Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 on Mondays to Fridays and 0900 and 1300 on Saturdays and not at all on Sundays and all recognised public holidays.

(9) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 22 May 2015 which requires the following:

- The implementation of the Travel Plan
- To provide and agree with Havant Borough Council an Outside Management Plan
- To provide and agree with Havant Borough Council a Construction Management Plan
- To provide and agree with Havant Borough Council an Employment and Skills Plan

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
26 May 2015