
Site Address:	58-64 Station Road, Hayling Island		
Proposal:	Demolition of servicing workshop (Hayden Garage) and construction of 3No. Office units and 5 dwellings, alterations to access and new car parking.		
Application No:	APP/14/01228	Expiry Date:	27/01/2015
Applicant:	Mr Slydell	Team:	Team 2
Agent:	Mr Douglas	Case Officer:	Daphney Haywood
	Jeffrey Douglas Chartered Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a 2.9 hectare parcel of land located at the northern edge of West Town in South Hayling. The land which lies on the north side of Station Road is currently occupied by Hayden Garage and a number of small employment premises. The majority of the site is hardsurfaced and occupied by existing buildings. A number of trees are located on the neighbouring land beyond the site boundaries. To the rear of the site lies farm land which is part of a mixed use local plan allocation and is covered by an outline permission for mixed use with residential to be located immediately adjoining the application site. To the west is a builders yard which is also covered by the mixed use allocation, and a residential property which lies outside the allocation. To the east is 2 storey dwelling, a Restaurant and Hotel, beyond which lies further residential development. The opposite side of Station Road is primarily residential.

2 Planning History

The proposed development site forms part of a wider mixed use allocation identified at policy HY2 of the Allocations Plan ((UE21/BD73: Station Road (East of Furniss Way)).The indicative provision for the whole of the allocated site is for 75 dwellings and 1,000 sq m of employment floorspace.

Outline planning permission reference APP/13/00639 for the northern part of the allocation comprising all but the Hayden Garage site and the Builders Yard fronting Station Road has been granted for mixed-use development comprising up to 59 dwellings and 1,250sqm of light-industrial accommodation (Use Class B1). Off-site highway works including widening of footpath. Reserved matters have yet to be submitted.

3 Proposal

Demolition of servicing workshop (Hayden Garage) and construction of 3No. Office units and 5 dwellings, alterations to access and new car parking. The proposed development of 58-64 Station Road, would provide for a total of 266 sqm employment floorspace and 2 no 2bed, 2 No 3 bed and one four bed dwelling. The application provides for a revised junction onto Station Road capable of accommodating possible further development of the Builders Yard site. Parking for the proposed dwellings would comprise 2 spaces per unit for the 2 and 3 bed and 3

spaces for the 4 bed. Bin storage would be by means of a communal area provided in an extension to the commercial unit at No 48 Station Road. Additionally the houses have an external store for the temporary store of bagged waste. Parking for the employment floorspace would comprised 10 car parking spaces and a covered bike rack for 10 cycles.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HY2	(Hayling Island Mixed Use Allocations)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
DM23	(Sites for Brent Geese and Waders)

Supplementary Planning Documents

Borough Design Guide SPD (Adopted Dec 2011)

Residential Parking and Cycle Provision SPD (Adopted March 2010)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Arboricultural report supplied is comprehensive and professional in its layout, however I do need to raise a number of concerns.

T1 - Oak. This is a semi mature quality tree with a BS: grading of B and as such it's retention is important. Currently it is very close to an existing building and hard standing, this would need to be removed and doing so is likely to impact on the health of the tree. A way to limit this is to provide a decent rooting medium post demolition (having carefully undertaken the process with Arb supervision) however the proposed plans show a new building within the RPA of the tree which is unacceptable.

T2 - Oak. Semi mature tree which is some 3/4 meters smaller than T1. B Category tree and important in the setting. There will be a change in levels within the RPA of this tree which should be explored further and demonstrated to show that there will be no adverse impact on the tree.

These are my concerns with regard to this site, other trees are either poor quality or growing beyond a ditch outside the site and unlikely to be impacted upon.

Comments in respect to additional information

Further to the extra information received It appears that the impact on the trees will be lessened (rooting pattern demonstrated to be restricted away from the developable area) and an Arb object on an allocated site would be difficult to defend in these circumstances. Please condition that the works surrounding the trees comply fully with the submitted AIA and also the extra statement provided by Sarah Johnston.

Building Control, (Fire Access Consultation) Mezzanine floor areas to comply with approved Dec B Vol2. Fire brigade access for dwellings does not comply, turning circle to be provided or alternative measures. Bin storage should be within 30m of dwellings. Public sewer located on site

Economic Development - No objection

Development Engineer - Highways

The Highway Authority has no adverse comment to the application providing, the following planning condition are applied

- ☐ The access road, the footways, the turning and parking areas are laid out as shown on submitted drawing 21412/201.
- ☐ Details of the construction, material and levels of the footways ,the turning area and parking area to be provided in accordance with the approved details
- ☐ Plan showing operative parking site storage and wheel washing to be provided in accordance with the approved details.

Ecologist

adjacent SINC

Environmental Health Manager, Community Group

The reports are broadly agreed to be a robust characterisation of the potential sources & relevant receptors at the site. I note however that the potential for Gas works related waste to be present within the area of residential development is downplayed, despite the clear association between the two parcels of land as indicated by the presence of a former 38' diameter gas holder tank being located within the centre of the 'area A' site.

The Area B desk study acknowledges that *"Unrecorded waste is common at such plants especially where redevelopment was some time ago"*. It is considered that deposition of gas works waste on the more open site to the north (the residential area site) is more likely than disposal on the 'tighter' main gas works site adjacent, if wastes were indeed locally disposed of / buried. In addition, gas holder tars / liquor / precipitate are considered not unlikely to be present (associated with the holder on site), and that there exists a tangible potential for migration from the adjacent site as the groundwater is expected to be shallow, with variable directionality under tidal & seasonal influence. Experience of similar gas works sites would suggest that significant contamination, and significant migration are possible.

Given the association between the two sites, it is unclear as to why the assessment of 'medium to high' risk (identified for the commercial area) would not apply to the residential area, given the elevated sensitivity of the receptor & not dramatically reduced probability of

associated contamination being present.

The report does recommend an intrusive investigation, and this is agreed to be necessary. The trial-hole locations proposed are agreed to be broadly appropriate in principle, and as an informative, I would prefer to see the use of both trial pits & window samples at this site. Window Samples would allow gas / vapour / groundwater sampling and assessment of the presence / thickness of free-phase Light Non-Aqueous Phase [Liquid] (LNAPL) hydrocarbons, would permit repeat monitoring if necessary, and allow deeper investigation if ground conditions prove unstable due to high groundwater levels. Trial pits are useful for the inspection & sampling of representative near surface soils, allowing the visual inspection of a good portion of the stratigraphy & use of in-situ screening (for total volatiles, for example).

Some form of condition is clearly anticipated, and is indeed considered to be appropriate – as indicated in previous responses to GEN applications & at the pre-application advice stage.

The conditions proposed below are worded to accommodate a phased approach (as is clearly desired, with the 2-area reporting approach adopted for the desk study), and have been amended to reflect the desk study and investigation proposals submitted with the application.

Condition 1

Prior to the commencement of any specific phase of development 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. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517R02, and (if appropriate), a suitable risk assessment, remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.

2. 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 (1) 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: *Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.*

Condition 2

“No occupation of any part of the permitted development 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: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Condition 3

"If, during development, contamination not previously identified on site is found to be present, 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: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Waste Services Manager

I have no concerns over waste collection regarding this planning application

Landscape Team

Planting all fine - a good cohesive scheme –A management company will be formed constituted by all homeowners within the development. The Attached plan and schedule are approved.

Public Spaces Development Manager

No comments received

Traffic Management Team

No comments received

Planning Policy

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The site falls close to, but is not within the West Town Local Centre so policy CS4 does not apply to this application.

Policy CS17 (AL2) Concentration and Distribution of Development within the Urban Areas is supportive of the proposal. This policy aims to concentrate new housing and employment within the five urban areas as shown on the proposals map including Hayling Island.

The proposed development site forms part of a wider mixed use allocation identified at policy HY2) of the Allocations Plan ((UE21/BD73: Station Road (East of Furniss Way)). An indicative figure of 75 dwellings has been provided for the wider site and therefore, consideration should be had to the recent permission (APP/13/00639) for 59 dwellings to the north of this site to ensure that appropriate housing numbers are delivered across the site as a whole. As proposed, it is likely that there would be a shortfall.

Development of the site would contribute to the employment provision for the Borough as a whole, as identified at Policy CS2 of the Core Strategy. Policy CS2 is intended to allow flexibility but the employment floorspace to be provided across the wider site should be broadly consistent with the 1,000 square metres identified at Policy HY2 (UE21/BD73). The planning permission for land to the north of the site already permits 1,250 square metres of light industrial floorspace. While there is unlikely to be an objection in principle to the over-provision of employment floorspace, this should be balanced against the overall provision of housing and any amenity issues which could arise from industrial uses on the allocation site.

The allocation UE21/BD73 requires development of 1,000 sq. m of business space. The application includes construction of three new office units which would provide 266 sq. m of office floor space; however it would also involve demolition of 443 sq. m of light industrial floor space. This equates to a net loss of 177 sq. m of employment floor space. Policy DM3 (1) would allow loss of B use class employment provided the site is proven to be unviable for that purpose. The Design and Access Statement accompanying the application states that the site has been unviable in its current use for several years and that marketing with local agents has been unsuccessful. On balance is considered that the loss of employment from the garage would be offset by redevelopment of part of the site with modern new offices (which are also a B use class), particularly taking considering the fact that there would still be an over provision of employment on the allocation site.

The site profile under UE21/BD73 for this site indicates that it is uncertain for Brent Geese and/or waders (policy DM23), however the application site is clearly a brownfield site and would be unlikely to be used as habitat for this species. Its redevelopment is unlikely to create species disturbance. Natural England was consulted for this application and has not raised any objection to it subject to conditions set out in their letter. Reference should be made to Natural England's Standing Advice for Protected Species and the Solent Waders and Brent Goose Strategy (Hampshire and Isle of Wight Wildlife Trust, 2010).

Principle of development:

There is no objection to the principle of this development, subject to the developer meeting the requirements of policy DM24 of the Local Plan (Allocations) and the requirements of Natural England as set out in their consultation response in regard to the proposed works.

Engineering/Drainage

On the basis of the information provided here in I can confirm that the drainage system proposed appears to be fit for purpose.

Natural England Government Team

Natura 2000 site – No Objection Subject to Conditions

Natural England advises your authority that the proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects subject to conditions to the effect of the following attached to any permission granted:

- ☐ No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).
- o Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the field to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy

and could be impacted by this proposal.

☐ All materials, equipment and machinery will be stored in a designated compound within the curtilage of the property. This is required in order to protect the adjacent SPA supporting habitat.

☐ All those involved with the works should be informed of the status and legal obligations attached to the designation and where the boundary of the protected area is.

This application is within 5.6km of the Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP) Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and **has no objection** to this aspect of the application.

Local Wildlife Site

The application site falls within the Saltmarsh Lane E Local Wildlife Site. These sites of county wide importance and we recommend your retained ecologist should be consulted in relation to any potential impacts this application may have upon the site. Natural England is satisfied that, subject to the imposition of the above conditions/advice and the development being undertaken in strict accordance with the submitted proposals and the conditions set out above, these development proposals will avoid impacts upon the interest features of the Langstone Harbour SSSI

Crime Prevention -Minor Apps no comments received

Southern Water Informative regarding connection to the public sewers requested.

Environment Agency

Having assessed the planning application with regard to the development type and location of the proposal, we can confirm that we have no bespoke comments to make.

Hampshire Fire & Rescue The development will need to apply with Approved Document B5.

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: 22

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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

- (i) Principle of development
- (ii) Impact upon the streetscene and the Character and Appearance of the area
- (iii) Impact upon residential amenity
- (iv) Access and Highway Implications
- (v) Impact on Trees and landscaping
- (vi) Contamination
- (vii) Contribution Requirements and CIL

(i) Principle of development

The application site is situated within an urban area and forms part of a mixed use Local Plan allocation and further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene and the Character and Appearance of the area

The site currently comprises a mix of commercial buildings of various designs, forms and state of repair. All of the buildings relating to the garage use would be demolished and the existing buildings at No 58 and 58a Station Road would be retained and extended in a similar design and form to create a courtyard style development. The rear part of the site would provide a residential development of 5 No two storey dwellings. The resulting development would remove currently unattractive buildings and provide an enhancement to the street scene and the visual amenities.

(iii) Impact upon neighbouring amenity

The nearest residential property is at No 56 Station Road, which is a 2 storey dwelling, with its garden to the front. The existing building to the rear of this property will be retained and extended, and an acceptable relationship is maintained. Generally the proposal is considered to provide improved neighbouring amenity with the removal of the activities associated with the garage use. Additionally the proposal provides for a pedestrian link from Station Road to the land to the rear which has outline permission for residential development.

(iv) Access and Highway Implications

The existing combined vehicular access off Station Road (currently serving both Hayden Garages and Jewson's builders yard) would be retained and extended/adapted to provide more discreet vehicular access to the proposed development. Provisions would also be put in place to allow suitable vehicular access to be available if the builders yard were to be redeveloped in the future.

A footpath would be provided directly off Station Road to provide separate pedestrian access to both the existing/proposed offices and to the houses at the rear. The plans

also provide for an extension of this footpath to form a combined pedestrian and cycle link to the future housing development to the north of the site, which allows for part of the comprehensive approach envisaged by the allocation UE21/BD73 .

Separate car parking for the offices would be provided directly off the new access road totalling 10 no. spaces and parking for the houses would be provided on the basis of 2 no. allocated spaces per dwelling plus an additional integral garage space for the four bedroom house.

Lockable sheltered bicycle stands would be provided for the offices where indicated and secure bicycle storage would be provided for each house by means of a proprietary lockable bicycle store in each rear garden.

The Development Engineer has assessed the proposal and requested that the submitted details be conditioned.

(v) Impact on Trees and landscaping

There are no existing trees within the site itself. The positions of trees adjacent to the site are shown on the submitted plan. These consist of a large mature mixed group of trees close to the south-east corner of the residential site and mostly within or adjacent to the rear garden of the West Town Hotel. There are also several oak trees adjacent to the northern boundary of the site. An Arboricultural Impact Assessment, Tree Survey Schedule and Tree Survey and Root Protection Plan is included with this application setting out the constraints and method statement for protection of the retained trees.

A comprehensive and appropriate scheme for soft landscaping the new development, including new tree and shrub planting and turning has been provided to soften the development and provide improved amenity to the local area, and this has been assessed and agreed by the Landscape Architect.

Proposals for hard landscaping would be generally SUDs compliant in order to ensure that the development does not have a detrimental impact on flood risk. There will be a significant reduction in the area of impermeable surfaces than exists at present. There is also an existing ditch system at the edge of the residential site which would be used subject to the approval of the Environment Agency. The Drainage engineer has advised that this is acceptable.

(vi) Contamination

The site has been used for car servicing and repair for a number of years and the application is supported a contamination assessment. The Environmental Health officer has not raised objection subject to conditions.

(vi) Contribution Requirements and CIL

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 residential

floorspace (measured as gross internal area).

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA at the end of June this year requires a payment of £172 per dwelling to the Solent Disturbance Mitigation Project, and this payment has been received.

8 **Conclusion**

This proposal is considered to provide an opportunity to improve the character and amenity of this part of Hayling Island. The development would provide increased employment over and above that of the existing garage use, provides for housing towards the local plan requirements and makes provision for a pedestrian and cycle route to Station Road and the West Town local centre. The application is considered acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01228, 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 and documents:

Drawings

21412/201	Location Plan 1/1250, Proposed Block Plan - 1/500
21412/202	Proposed Site Plan - 1/200
21412/203A	Ground & First Floor Plans - Office Development - 1/100
21412/204	Proposed Elevations & Sections - Office Development - 1/100
21412/205A	Ground & First Floor Plans - Residential Development - 1/100
21412/206	Proposed Elevations & Sections - Residential Development - 1/100
21412/207	Existing & Proposed Elevations - Communal Bin Store Extension - 1/100
21412/208A	Proposed Drainage Layout & Levels - 1/200
21412/209	Soft Landscaping Layout - Office Development - 1/100
21412/210	Soft Landscaping Layout - Residential Development - 1/100
21412/211A	Comparison of Surface Water Run-Off Areas - 1/500
21412/213	Proposed Hard Landscaping Layout - Office Development - 1/100
21412/214	Proposed Hard Landscaping Layout - Residential Development - 1/100
21412/215	Hard Landscaping Details - 1/20

21412/216 Construction Site Setup & Phasing Plans
14152 Topographical Site Survey - J. Brotherton & Partners

Other Documents

Design and Access Statement
Existing Site Photographs
Schedule of External Materials & Finishes
Schedule of Office Areas
Travel Statement
Management Statement
Noise Report
Arboricultural Report and Appendices -Johnston Tree Consultancy
Landscaping Maintenance Plan - Amended
Rep No517_R01 Station Rd Area A Desk Study - DIG-Geotech Ltd.
Rep No517_R02 Station Rd Area B Desk Study - DIG-Geotech Ltd.
Rep No517_R03 Station Rd Area A Ground Investigation Report -
DIG-Geotech Ltd.
Rep No517_R04 Station Rd Area B Ground Investigation Report -
DIG-Geotech Ltd.

Reason: - To ensure provision of a satisfactory development.

- 3 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). All materials, equipment and machinery will be stored in a designated compound within the curtilage of the property. This is required in order to protect the adjacent SPA supporting habitat. All those involved with the works should be informed of the status and legal obligations attached to the designation and where the boundary of the protected area is.

- Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the field to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.

Reason In order to protect the nearby SSSI/SAC/SPA/Ramsar sites and adjacent SPA supporting habitat and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan and the National Planning Policy Framework, March 2011.

- 4 The development shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment Method Statement by Johnston Tree Consultancy and appendices.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 5 Details of any external lighting to be installed as part of the development shall first be submitted to and approved in writing by the Local Planning Authority.

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.

- 6 The access road, the footways, turning and parking areas shall be laid out and maintained in accordance with the details shown on submitted drawing 21412/201 and the submitted details of construction, material and levels of the footways, and the works shall be carried out in accordance with the Construction Management Statement.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 7 The development shall be constructed and maintained strictly in accordance with submitted details in respect to external materials, hardsurfacing, boundary treatment and landscaping.

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 The development hereby permitted shall carried out strictly in accordance with the submitted drainage details 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 the approved plans and particulars.

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.

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

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of [highway safety / 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 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 and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 11 Prior to the commencement of any specific phase of development 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. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517R02, and (if appropriate), a suitable risk assessment, remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.

2. 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 (1) 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: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); 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.

- 12 No occupation of any part of the permitted development 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: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); 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.

- 13 If, during development, contamination not previously identified on site is found to be present, 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: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); 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