



Havant
BOROUGH COUNCIL

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Mr Heppell
WYG Planning & Environment
the Loft, St Clairs Farm
Wickham Road
Droxford SO32 3PW

For: Mr Messenger

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/12/00467

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

Proposal: **Erection of budget hotel and family restaurant, new access from Langstone Technology Park service road, and associated parking and landscaping.**

Further to your application received on 03 May 2012, which was valid from 16 May 2012, 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 No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation and mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and to mitigate the effect of the works associated with the development upon these heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11.4 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework March 2012.
- 3 Following completion of archaeological fieldwork pursuant to Condition 2, a report shall be produced in accordance with a programme submitted to and approved by the Local Planning Authority including where appropriate post-excavation assessment, specialist analysis and reports and publication.

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Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11.4 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework March 2012.

- 4 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.

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 Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework March 2012.

- 5 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 Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework March 2012.

- 6 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 Core Strategy 2011 and the National Planning Policy Framework March 2012.

- 7 No development of either building 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 Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

- 8 Construction of either 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 No development hereby permitted shall be commenced until a more 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 (phased as appropriate) 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 10 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 has been submitted to and approved in writing by the Local Planning Authority. Neither building hereby permitted shall 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 that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 11 No development of either building hereby permitted shall commence until 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, associated with that building have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the use of each building hereby permitted shall not commence prior to the completion of the installation of all screening provision associated with that building and its curtilage 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 12 No development of either building hereby permitted nor any related site clearance 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.
- 13 No development hereby permitted shall commence on either building 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 Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework March 2012.
- 14 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the improvement of the footpath on the western side of the stream have been submitted to and approved in writing by the Local Planning Authority. The approved improvements shall be implemented prior to the use commencing of either building or within such other timescale as may be approved in writing by the Local Planning Authority.
Reason: To ensure it is constructed to a satisfactory standard to improve linkages to the town and having due regard to policies CS1, CS4 and CS16 of the Havant Borough Core Strategy 2012 which forms part of the Local Development Framework and National Planning Policy Framework March 2012.
- 15 No development of either building 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.
- 16 No development of either building hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.

- 17 The development of either building hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the buildings other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.

- 18 No development of the hotel hereby permitted shall commence until a detailed design specification for a fresh air ventilation system has been submitted to, and agreed in writing by the Local Planning Authority (the 'approved mitigation works'), 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 Core Strategy 2011 which forms part of the Local development Framework and National Planning Policy Framework March 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 is submitted to the Local Planning Authority in order to facilitate confirmation of compliance with this condition.*

- 19 The extraction equipment for the hotel installed in pursuance to condition 18 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework March 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.*

- 20 The extraction equipment for the hotel installed in pursuance to condition 18 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework March 2012.
- 21 No development of either building hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for the following aspects as relevant to each building have been submitted to and approved in writing by the Local Planning Authority.
- The details of CCTV provision for that 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework March 2012.
- 22 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Fridays and 0900-1300 hours on Saturdays and not at all on Sundays and all recognised public holidays unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 23 No sound amplifying equipment shall be installed in either 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 24 The use of the restaurant hereby permitted shall not be commenced 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 25 Neither building shall 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 26 The development of either 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. 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 27 The 'restaurant' building (but for the ancillary residential accommodation) shall be used only for A3 purposes or for a mixed use of A3 and A4, and for no other purpose whatsoever in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To control the nature of the development in the interests of the amenities of the locality and neighbouring properties and having due regard to policy CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework, March 2012.

- 28 The occupation of the flats within the 'restaurant' building shall be limited to a person or persons solely or mainly employed within the restaurant or a dependent of such person.

Reason: The accommodation is provided to assist in the management arrangements of the restaurant and is not satisfactorily related to the building and the service areas to be occupied separately and having due regard to policy CS16 of the Havant Borough core Strategy 2011 which forms part of the Local development Framework and National Planning Policy Framework, March 2012.

- 29 Deliveries to either building 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 30 The restaurant premises shall not open to the public outside the hours of 0600 to 2300 except with the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 31 Neither building hereby approved shall be brought into use until the pedestrian underpass under the A27 adjacent to the northwestern corner of the site has been improved by way of works such as changes to the surfacing, lighting, barrier fencing and decor; or within such other timescale as may be approved in writing by the Local Planning Authority.

Reason: To ensure it is improved to a satisfactory standard to improve linkages to the town and having due regard to policies CS1, CS4 and CS16 of the Havant Borough Core Strategy 2012 which forms part of the Local Development Framework and National Planning Policy March 2012.

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

Plans:

<i>Title:</i>	<i>Drawing no:</i>
Topographic Survey	01112_TOPO
Site Location Plan	3956/01C
Proposed Site Layout Plan	3956/105M
Proposed Contextual Site Elevations	3956/111E
Proposed Hotel Floor Layout Plans	3956/117B
Proposed Hotel Elevations	3956/118G
Proposed Restaurant Floor Plans	1140/03C
Proposed Restaurant Floor Plans including Floor Areas	1140/08B
Proposed Restaurant Elevations	1140/04C
Restaurant Catering Kitchen Ventilation Details	1140/11A
Restaurant Ventilation & Extract Details	1140/12B
Restaurant Proposed Building Lighting	1140/14C
Restaurant Fence Details	1140/39A
Planting Proposals	A073328/07E
Luminaire Locations	P160-957
Photomontage from North-East	V1
Photomontage from South-East	V2
Photomontage from South-West	V3

Documents:

<i>Title:</i>	<i>Dated:</i>
Application Form	
Planning Statement and Statement of Community Involvement	April 2012
NPPF (previously PPS4) Assessment	April 2012
Design and Access Statement	May 2012
Review of Open Space Assessment	January 2012
Landscape and Visual Appraisal	April 2012
Landscape Proposals	April 2012
Arboricultural Impact Appraisal and Method Statement	April 2012
Tree Survey and Protection Plan	April 2012
Extended Phase 1 Habitat Survey	April 2012
Archaeological Desk-Based Assessment	April 2012
Transport Assessment	April 2012
Framework Travel Plan	April 2012

Flood Risk Assessment	April 2012
Assessment of Environmental Noise	May 2012
Kitchen Ventilation & Extraction System	April 2012
Denver Pole Specification	
Transport Assessment Addendum	August 2012
Reptile Presence/Likely Absence Survey Report	July 2012
Letter Head, Roberts & Assocs	24 August 2012
Fasset Statement	4 Sept 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
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
CS21	Developer Requirements
CS3	Skills and Employability
CS4	Town, District and Local Centres
CS5	Tourism
CS6	Regeneration of the Borough
DM1	Recreation and Open Space
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM14	Car and Cycle Parking on Development (excluding residential)
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of skills and employment; design and effect on the streetscene; traffic, highway and parking impact; effect on the environment; sustainability; and the effect on neighbouring properties.. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.

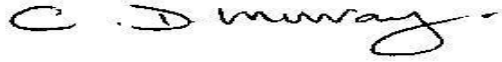
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 11th June 2013 which requires the following:
 1. To pay the following contributions to Hampshire County Council as the Highway Authority:
 - Road Safety Study Contribution of £2,000 towards a study and £12,000 towards identified remedial measures prior to commencement
 - Cycle Linkage Contribution of £21,221 prior to first occupation
 - Traffic Queue Monitoring Contribution of £12,000 prior to commencement
 2. To pay a Bus Shelter Contribution of £8,000 to Havant Borough Council prior to first occupation
 3. To provide and agree the following:
 - A Framework Travel Plan with the County Council
 - An Outside Management Plan with Havant Borough Council and the County Council
 - A Construction Management Plan with Havant Borough Council and the County Council
 - An Employment and Skills Plan with Havant Borough Council
 4. To establish Permissive Rights for buses to pass through Langstone Technology Park together with the installation of a bus gate or pay £64,421 as a contribution towards alternative modes of transport to the County Council prior to commencement.
 5. To enter a Highways Agreement with the County Council for the improvement of the pedestrian underpass under the A27 and the pedestrian crossing facilities on Langstone Road prior to first occupation.

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- (6) The reference to 'either building' in the conditions is to be interpreted to allow for a phased development. Where a condition contains the phrase 'either building' the requirements of the condition may be submitted separately for each building prior to the commencement of that building.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

14 June 2013