
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.

Application No: APP/14/01300 Expiry Date: 15/06/2015

Applicant: Premier Inn Hotels Ltd Team: Team 1

Agent: Mr M Thackeray Case Officer: Sally Smith

Walsingham Planning

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located at the junction of the A27 and Langstone Road. It is an unused field without public access. There is a belt of mature trees on and outside the northern boundary which are within the A27 corridor adjacent to the western bound slip road to the A27. The western boundary has a number of shrubs alongside the Lavant Stream. On the western side of the stream is a public footpath which has recently been improved as a requirement of the 2013 restaurant/hotel permission and which is bordered by some mature trees. The eastern boundary is fenced and has some small individual trees. To the south of the site is the recently constructed restaurant. The site and the restaurant utilise a shared access from the private road serving the Technology Park.
- 1.2 In the wider context to the west of the site lies Langstone Technology Park (LTP); to the north is the A27 and the Langstone Gate office building and Tesco to which the site is connected by a subway (also improved as a requirement of the 2013 permission) under the A27; to the south and east are residential properties which are separated by the access to Langstone Technology Park (LTP) and the Langstone Road respectively.

2 Planning History

06/50238/083 - Construction of 3 no. two storey business units (2,788 sq.m) with single storey day nursery unit (593.4 sq.m) with parking and landscaping. Refused 7/3/2007.

APP/12/00467 - Erection of budget hotel and family restaurant, new access from Langstone Technology park service road and associated parking and landscaping. Permit subject to S106 14/6/2013.

3 Proposal

- 3.1 The proposal is for an 82 bed hotel with restaurant for guests only on the same site and very similar footprint as the previously permitted budget hotel. It has a similar scale and mass being 4 storey and flat roofed. The design has been amended since the original submission to introduce more articulation and strengthen the eaves detail. The materials are to be red/brown brick with cream render and the use of timber boarding to provide vertical emphasis and relate to the materials utilised on the adjacent restaurant. The cladding material has vertical breaks to aid verticality and to channel water spill and avoid discolouration.

- 3.2 The development is provided with 82 car parking spaces with 5 provided for the disabled. The application also includes a landscaping scheme. Supporting documents were included that accompanied the earlier application and an updated Ecological Appraisal was provided post submission of the application. (This resulted in the revalidation of the application.)

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)
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	()
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)

Havant Borough Local Plan (Allocations) July 2014

HB3	(Havant and Bedhampton Mixed Use Allocations)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No objection. Conditions proposed that development to accord with flood risk assessment and that a surface water drainage scheme is prepared for the site based on sustainable drainage principles.(Agent has been informed)

Arboriculturalist: No response but site cleared of trees.

Building Control, (Fire Access Consultation):

Possible location of sewer within 3m of development- roundabout corner.

County Archaeologist:

The site has been assessed and an archaeological evaluation took place in 2013. Consequently no further archaeological work was merited. There are therefore no archaeological issues.

Department of Transport, Highways Agency:

Following an initial holding objection an appreciation of the history of the site resulted in no objection being raised subject to a condition in respect of the use of the hotel restaurant being restricted to residents only.

County Ecologist:

Following an original objection a Preliminary Ecological Appraisal was submitted which established that the site is now largely devoid of vegetation cover. The site offers low or negligible potential for supporting protected species and protected species are not likely to be a constraint within the site. Water vole presence is confirmed within the stream which highlights the importance of maintaining the permanent and well-defined buffer strip. An ecological condition is proposed.

Economic Development - Commercial and Housing:

No response

Economic Development - Retail and Town Centres:

No response

Engineering/Drainage:

No response

Hampshire Highways:

Advice to be provided by Havant through the agency agreement.

Environmental Health Manager, Community Group:

No response

Development Engineer - Highways:

The Highway capacity and the position of the access, has been established by the previous permitted application

The number of bedrooms in the proposed hotel has increased by 1 and the number of spaces has increased by 16 spaces and now includes disabled spaces which accord with the Havant Borough Council's Parking Standards.

A planning condition should be applied with regards to the provision and retention of the customer parking, disabled parking and cycle facilities as shown within the application

The hotel now includes a restaurant which has the potential to increase trips above those accepted by the previous application and because of this the Highway Authority will require a planning condition to limit the use of the restaurant to guests

The application has been reviewed by the Highway Authority and given the guidance in the National Planning and Policy Framework (NPPF) the proposed application, (with the new required conditions and a repeat of the condition for the previous application) can not be prevented or refused on transport grounds as the effect on the

residual cumulative impacts of the development on the surrounding highway network can not be defined as severe.

With regards to the new 106 Agreement comprising of, the Outside Management plan, Traffic Plan and Transport Plan I would suggest these contain the same wording as those of the restaurant but with any an wording that reflects the unique working of the restaurant removed, and if required, replaced with those needed for the hotel.

Landscape Team:

Following initial advice discussion with the applicant's landscape architect resulted in the following response:

Having revisited the plans we have agreed not to supplement the central area to maintain the rhythm of the trees/hedges easement.

He feels that Pines may be too large with proximity to building but will supplement with a couple more Prunus avium

He is confident Chiosya will survive so I am happy to approve – maintenance and replacements will take care of any issues if survival is an issue.

I feel that the building is just too pressed towards the east which is regrettable as there is little room to provide softening and screening because of the easement.

Crime Prevention -Major Apps:

No response

Planning Policy:

The principle was established through the earlier permission that included a budget hotel and that permission also secured improvements to the stream corridor and pedestrian links to the town. The hotel will also enhance local business. The hotel could represent over 30,000 visitors to Havant each year which will result in spending power for local shops and restaurants. If 40% take their meals off-site this could mean about 12,000 visitors each year to local restaurants. An Employment and Skills Plan required. Recommendation of approval.

Southern Water:

Sewer records provided showing approx. position of public foul and surface water sewer within the site. Advice provided regarding clearance and capacity of the foul and surface water systems. Informatives and a condition proposed.

Tourism Manager:

No response

Traffic Management Team:

No response

Urban Design:

Verbal response that scheme followed principles established by current permission in respect of height, mass and modern design. More articulation would be beneficial. (Comment: An amended design was negotiated)

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: 38

Number of site notices: One

Statutory advertisement: 16/01/2015

Number of representations received: 25 including Langstone Residents Association

Summary:

1. Parking will be inadequate; already insufficient for the restaurant.
2. The design considered inappropriate and bland; out of keeping with restaurant and local area; scale should be reduced and pitched roof proposed; strong concerns over original proposal of black brick. Note: Amendments to red/brown brickwork with render and timber still of concern to some but responses not so strongly worded.
3. The brick proposed should relate more to Woodfield House - sandstone brick; others consider colours should relate to restaurant.
4. Important that any timber used will not suffer discolouration.
5. Inadequate consideration of traffic impact; Concerns that traffic exceeds the limits set by the S106 of 1982. The surveys for the 2012 application should be updated.
6. Increase in noise pollution will result from increase in vehicle and pedestrian traffic from public and service providers.
7. There will be an increase in light pollution.
8. Concern that restaurant will result in smell from cooking
9. Site being developed to accord with requirements of companies involved and not the local residents.
10. Barrier scheme considered the best method of controlling the car park.
11. Concern over impact on the water voles in adjacent stream; provision should be made for bats in the new structure; the buffer to the stream should be enhanced; run off and drainage to the stream should be minimised and oil traps included. further surveys of reptiles and water voles required. (Note: An updated ecology assessment was submitted and responded to by the County Ecologist)
12. An agreed parking management plan will be required; concern that the restaurant users will over flow into hotel area and result in misuse and frustration between premises and users; will need to ensure the hotel has adequate staff to manage the car park properly.
13. Tree planting should be enhanced.
14. Highway improvements required under the previous permission needs to be achieved - especially the crossing facilities and the bus shelters - before the hotel opens.
15. Concern that there does not seem to be larger dedicated rooms for the disabled; not an accessible toilet by the restaurant.; an additional car parking space should be provided. (Note: There are four rooms with larger bathrooms on the ground floor; there is a toilet adjacent to the reception and the car parking layout has been amended to include a further disabled space)
16. The cycling contribution from the earlier S106 should be carried forward to this development. (Note: The commitment in the earlier S106 is still in place and the contribution has been paid to HCC).
17. In favour of the alterations to the design.

7 Planning Considerations

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

- (i) Principle of development
- (iii) Design and Effect on the Streetscene
- (iv) Traffic, Highway and Parking Impact
- (v) Effect on the Environment
- (vi) Sustainability
- (vii) Effect on Neighbouring Properties

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of an hotel on this site was established through the earlier permission. As the restaurant has been constructed the permission is extant and the hotel could be built. The earlier permitted hotel had 81 rooms and 66 car parking spaces. It was 4 storeys in height and had a modern flat roofed design which included rendered panels, a bronze glazing system with spandrel panels to emphasise the vertical, extended eaves details and a glazed stairwell on the eastern end. The vehicular access was from the private access road to Langstone Technology Park. Under the S106 there were a number of measures secured that have been paid that were calculated on the traffic generated from the combined development of a restaurant and hotel; namely a highway contribution, road safety contribution, cycle linkage contribution - all payable to HCC and a bus shelter contribution paid to HBC. All have been paid.

This report therefore assesses the changes that have been made within this scheme and considers what measures have to be secured through a S106 that are specific to this hotel proposal.

The applicant has offered an Employment and Skills Plan to deal with recruitment and training. This is a policy requirement and will be secured under a Section 106 obligation.

(ii) Design and Effect on the Streetscene

The permitted scheme is a 4 storey proposal as detailed in Section 3 above. The current scheme is on the site of the previously approved hotel and is of very similar footprint. It increases the rooms by one. With respect to design the original submission proposed the use of black brick and grey rendered panels. Following negotiation this has been amended to a red/brown brick finish with cream rendered panels and the use of timber in panels and for the stairwell on the eastern elevation. Additional articulation has been introduced above the entrance and with a stronger eaves detail together with a different treatment to the eastern stairwell. This will provide further interest to the building design and the materials now proposed will complement the colours and finishes used on the adjacent restaurant. There has been concern expressed about the use of timber that would fade but this can be addressed through a materials condition. There has also been concern raised that the

building does not relate to those in the vicinity. However, in view of the design already permitted and which can be implemented the changes in design and materials now secured through the amendments are considered acceptable and will provide an individually designed building on this site that will make a positive contribution to the edge of Havant and the gateway to Hayling Island. It is considered to accord with the requirements of CS16.

(iii) Traffic, Highway and Parking Impact

The traffic generation impact for an hotel on the site was calculated for the 2012 application and the Dev Engineer has found the re submission of that Assessment acceptable for this scheme on the basis of an increase of only one room and 16 car parking spaces. The measures/contributions secured through the S106 associated with the earlier permission meet the requirements for an hotel on the site and remain in place as they were linked to first commencement and occupation - and those triggers were met by the restaurant development. The County Highways have not sought any further measures and the Development Engineer has requested that only those measures specific to this proposal be secured through a fresh S106 ie an Outside Management Plan, A Construction Management Plan and a Travel Plan. A Travel Plan specific to Premier Inn has been submitted and its implementation is to be secured through the S106. On this basis the traffic impact of the proposal is considered to have been adequately addressed. On the specific matter of parking the previous proposal was approved with 66 parking spaces for 81 rooms; this scheme proposes 82 spaces for 82 rooms. The increase in parking should help address residents' concerns that parking may be inadequate.

The one major area of difference is the inclusion of a restaurant in the hotel. As this would increase the traffic generation and parking requirement should it be open to the public it is proposed to restrict its use to hotel residents only. This has been requested by the Dev engineer and the Highways Agency. A condition has been proposed to secure this arrangement.

(iv) Effect on the Environment

Ecology: Subsequent to the submission of the application an updated Assessment was submitted which has established that the site does not provide a habitat for protected species but for the presence of water voles in the stream. The application includes a buffer alongside the stream which is to be retained. on that basis the proposal is acceptable to the County Ecologist and conditions are proposed to ensure the Assessment measures are implemented.

Drainage: The EA raises no objection subject to the imposition of conditions; these conditions are as proposed on the earlier permission in order to mitigate against flood risk and secure a suitable surface water drainage system.

Trees: The site is now largely devoid of trees as a result of clearance that took place at the time the restaurant was constructed - but for trees in the stream margin. There are trees to the north of the site in the A 27 margin and some smaller ones outside the eastern boundary which will add to the new landscaping scheme to the soften the presence of the building on the site. Planting on the southern side has already been implemented through the planting for the restaurant. The submitted (and amended) landscaping scheme is considered acceptable.

Archaeology: The archaeological requirements for the site have been addressed through the early permission. Conditions are not therefore required in this instance.

Air Pollution: Environmental health have not responded but air pollution conditions are proposed, as previously, to ensure the provision of an automatic mechanical ventilation system.

Lighting: The lighting scheme includes a column design that includes spill shields. In addition it is intended to have the management of lighting included in the Outside Management Plan.

(v) Sustainability

The siting of the proposal has already been considered sustainable under the previous permission. In terms of the development itself an energy statement and BRUKL analysis was submitted and the requirement for BREEAM 'very good' Policy CS14 has been noted.

(vi) Effect on Neighbouring Properties

With respect to noise and disturbance an hotel needs to be open at all times. However, on the basis the use of the restaurant is tied to residents only there should not be disturbance from customers leaving at the end of an evening. The site is separated from residents by either the restaurant to the south or the main Langstone Road to the east. These distances should be adequate to limit impact from cars accessing or departing the hotel and the impact from lighting, and odour and noise from cooking processes and plants, respectively. However, conditions are proposed to ensure any impact is minimal. There are residents' concerns over the impact of overflow parking. The parking proposed has increased from the earlier permitted scheme and is acceptable to the Development Engineer. The Outside Management Plan, required through the S106 will require measures to manage and monitor its use. This would be able to address any management problems from any overflow from the restaurant car park.

8 Conclusion

The principle of the development has already been established and it is considered to be a suitable one close to main highway routes through the Borough, at the gateway to Hayling Island and close to Havant town centre. It will bring economic development to complement and enhance the major business park of the Borough, provide employment and increase the choice of hotel accommodation for the Borough. It has been designed to take account of the site and its gateway location and is of similar scale and mass to the hotel already permitted. The changes in design relate to the materials used on the recently constructed restaurant.

The previously secured contributions from the 2013 permission address matters of traffic generation and matters specific to this proposal are to be secured through a S106 specific to this proposal - namely an Employment and Skills Plan, the implementation of the Travel Plan and the submission and agreement of an Outside Management Plan and a Construction Traffic Management Plan. On the basis the S106 is entered into the proposal is considered acceptable subject to the conditions proposed.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01300 subject to

(A) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure an Employment and Skills Plan, the implementation of the Travel Plan, an Outside Management Plan and a Construction Management Plan; and

(B) subject to the following conditions, and any others that are considered necessary:

- 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.
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.