
Site Address: Land north of Bartons Road, Havant
Proposal: Demolition of existing buildings and erection of 55 dwellings; comprising 6No. 2 bed flats; 9 No. 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space. Felling of trees covered by TPO 1328. Joint application with Havant Borough Council and East Hampshire District Council, Havant Borough Council is the Lead Authority.

Application No:	APP/14/00863	Expiry Date:	27/11/2014
Applicant:	Linden Ltd T/A Linden Homes Southern	Team:	Team 2
Agent:	Mr J Heppell WYG	Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

Introduction

The site of the proposed development lies partly in East Hants District Council's area and partly in Havant Borough Council's area. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority for the part of the site which falls within that administrative area. The applicant has therefore submitted two identical applications, one to each Council. Each application shows the whole development site for clarity rather than just the land within that Council's area. It should be noted however that each Council can only determine the application which falls within its own administrative area.

1 Site Description

- 1.1 The site is located approximately 2km to the north east of Havant Town centre and some 1.6km to the east of Leigh Park District Centre, and crosses the boundary between Havant BC(HBC) and East Hants DC(EHDC), with the southern and larger part lying within the Havant Borough Council administrative area and the northern part within the East Hants District Council administrative area and within the Parish of Rowland Castle.
- 1.2 The site which has an area of approximately 1.48 ha slopes down from south east to south west with the southern part of the site adjacent Bartons Road having been raised up towards the level of the road.
- 1.3 The front part of the site fronting Bartons Road is currently developed with 4 dwellings, kennels and a mower services business. The majority of the northern and western part of the site to the rear is undeveloped grass land.
- 1.4 This part of Bartons Road is of mixed character with residential development further to the east and west, and commercial Garden centre development on the opposite side to the application site. The site is bounded to the west by the railway line, to the north by ancient woodland and to the east by mature planting forming the boundary with the adjoining agricultural land. Within the site are 5 mature oak trees and 3 of these

towards the centre/rear of the site are covered by a TPO.

2 Planning History

- 2.1 The National Planning Policy Framework (NPPF) requires the Authority to maintain a continuous five year supply of deliverable sites to meet the present and future needs of the Borough.
- 2.2 **Havant Borough Council.** The Council have recently formally adopted the Local Plan (Allocations) which has allocated housing sites to meet the requirement through a comprehensive process of Borough wide public consultation and involvement. This will ensure that the large majority of housing sites that will come forward during the plan period are those with consensus and support from local residents. The front part of the site comprising 0.86ha is allocated for residential development (indicative number of 30 dwellings) under policy HB1 (site UE3a Land North of Bartons Road).
- 2.3 **East Hants District Council.** East Hampshire's Draft Housing and Employment Allocations Plan has been published, which proposes to take the East Hampshire part of the site out of the Gap and allocate it for housing with an indicative figure of 20 dwellings. The Plan has yet to be the subject of public consultation.
- 2.4 An identical application has been submitted to East Hants DC under reference 54840/001. This application is due to be considered by EHDC Committee in January 2015.

3 Proposal

- 3.1 Demolition of existing buildings and erection of 55 dwellings; comprising 6No. 2 bed flats; 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space. Felling of 3 oak trees covered by TPO 1328. The site straddles the boundary between Havant Borough Council and East Hants District Council and this is a joint application with Havant Borough Council and East Hampshire District Council, Havant Borough Council is the Lead Authority.
- 3.2 The buildings to be demolished comprise 4 dwellings, a garden services business and a kennels business. Of the proposed 55 dwellings, 38, including the 6 flats would be sited in HBC and 17 in EHDC, of which 14 overall would be affordable. The two existing vehicular accesses from Bartons road would be closed and a new single access from Bartons Road provided to serve the proposed development
- 3.3 The submission includes for contributions of £278,135 to Education and £9,460 to the Solent Mitigation Strategy. Additionally there would be a requirement for CIL in respect to the HBC element.

This is a full application and is accompanied by:-

- Location Plan
- Layout Plan
- Proposed Floor Plans and elevations
- Streetscene Elevations
- Planning Design and Access Statement
- Landscape Master Plan
- Planning Statement

- Design and Access Statement
- Visual Impact Assessment
- Landscape Strategy and Maintenance plans
- Arboricultural Impact Appraisal and Method Statement
- Extended Phase 1 Habitat Survey
- Reptile Presence/Likely Absence Survey Report
- Bat Survey Report
- Transport Statement
- Travel Framework Plan
- Noise and Vibration Assessment
- Archaeology and Heritage Assessment
- Preliminary Ground Investigation and Assessment
- Flood Risk Assessment
- Foul Drainage Report
- Utilities Report
- Sustainability/Energy Statement

4 Policy Considerations

National Policies

National Planning Policy Framework (NPPF)

Core Strategies 2011 forming part of the HBLDF

CS1	(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)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS9	(Housing)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) November 2012

AL1 - Presumption in Favour of Sustainable Development

Havant Housing Allocations

DM23 - Sites for Brent Geese and Waders

DM24 - Recreational Disturbance to Special Protected Areas (SPA) from Residential Development

Supplementary Planning Documents

Borough Design Guide SPD (Adopted Dec 2011)

Housing SPD (Adopted July 2011)

Residential Parking and Cycle Provision SPD (Adopted March 2010)

The Havant Landscape Character Assessment

The Hampshire Landscape checklist

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

There are inadequate turning areas for the emergency vehicles for most of the site.

officer note -The plans have now been amended to address this.

Arboriculturalist

Strongly object to the loss of the mature oak trees which are approaching veteran status and should be retained.

Planning Policy

HBC No objection

The Local Plan (Allocations) was formally adopted by Council in 23 July 2014 following an examination in public. The Local Plan (Allocations) identifies sites for specific uses including, housing, employment, retail, recreation and green infrastructure up to 2026. Only development which conforms to the distribution strategy of the adopted Core Strategy is considered in the Allocations Plan.

Policy UE3a of the Local Plan (Allocations) identifies the site as being suitable for allocation for housing and the proposal is acceptable in principle.

Network Rail

No objection in principle. Advice provided

Hampshire County Council, Strategic Environmental Delivery Group

No comments received

Environment Agency, Planning Liaison - South Downs

No adverse comments

County Archaeologist

No objection. Archaeological issues could be secured by an archaeological condition attached to any planning permission which might be issued. This condition should secure the implementation of the preliminary archaeological survey and the subsequent mitigation which might be needed for any archaeological sites encountered by the survey.

County Ecologist

Initial submission

The site comprises predominantly semi-improved grassland (which is not species-rich) with areas of scattered scrub (native and ornamental), trees, hardstanding and a series of buildings of varying design. None of the habitats on site are considered to be of particular ecological value. Nevertheless, the survey work identified potential for legally-protected species to occur, namely roosting, foraging and commuting bats and common reptiles. Further clarification is required in terms of the species of bat recorded within the site and the level of mitigation proposed.

An updated data search has now highlighted the confirmed presence of the very rare Bechstein's bat from within very close proximity to the site: there is a record from 2009 of this species from within c.500m, as well as further records in the wider landscape (including large maternity roosts).The Phase 2 bat survey works undertaken to date have provided information on the range of bat species within the site and the likelihood of them roosting (none of the trees or buildings are considered

to support roosts). As there are number of bat calls attributed to an unidentified *Myotis* bat species (indeed, unidentified *Myotis* species were regularly the third most numerous species encountered during the transect surveys of 2013) further investigation of *Myotis* bat calls to attempt to identify whether the application site supports foraging/commuting Bechstein's bat as the presence of individuals of this species would raise the site's importance to at least County level.

Reptile surveys have identified very small populations of three common species – slow-worm, viviparous lizard and grass snake – and a sensible reptile mitigation strategy is proposed. The County ecologist has confirmed that there are no issues with the proposed reptile mitigation.

The level of boundary buffering, especially along the eastern boundary, appears minimal. The existing vegetation along the eastern boundary is subsumed into a series of rear garden plots with, apparently, no buffer and simply a 1m high post and wire fence. This clearly raises potential for ongoing degradation of the boundary vegetation through inappropriate management, dumping of garden waste

Officers note ;- **Additional** information has been submitted and the Ecologist has indicated that this satisfies his concerns with regard to bats, and will confirm this in writing.

Economic Development:

An Employment and Skills plan is required and should be built into the S106.

Education Department

I will be seeking a contribution based on all 55 dwellings as I have run out of places in that part of the county. The contribution will go towards an expansion of one of the schools in the area or towards the building of a new school. I am aware that this is a joint development with East Hampshire District Council but in terms of contributions with 37 dwellings in Havant and 18 dwellings in East Hants I will be seeking a contribution in line with the County Council's Developer Contribution Policy which gives a figure of £5,057 per dwelling as a contribution towards the expansion of primary school places. The total sum I will be seeking is £278,135, based on 55 dwellings.

Forestry Commission

No comments received.

Engineering/Drainage

The FRA indicates that upon removal of the surface water connection to the existing foul sewer as part of the existing site drainage, there will be sufficient capacity created in the foul sewer to accommodate the proposed development's foul flows. Southern Water has indicated this is acceptable, and this is particularly welcome since it removes an element of surface water from the requirement to be treated at Budds Farm.

The FRA also indicates that the surface water from the development will be piped under the railway at flow-restricted rates, after site attenuation, into the Lavant Stream. This is an acceptable strategy provided that:

(a) Network Rail grants consent for the required tunnelling operation (the applicant should note the extended lead in period this consent will entail due to the need to impose speed restrictions on the railway operations);

(b) Environment Agency consent for connection into the main river.

The applicant needs to demonstrate a strategy for dealing with exceedance flows i.e. if the highways drainage system in Bartons Road fails (it is known to be at capacity) and adds to the on-site drainage requirement.

Officers note:- The site entrance where it meets Bartons Road would be raised to prevent flow from the road into the site. A condition requiring the submission and approval of full details is recommended. Network Rail and the Environment Agency have not raised objection.

Natural England

No objection subject to a contribution of £172 per dwelling to the Solent Mitigation strategy. We have not assessed this application and associated documents for impacts on protected species

Hampshire Highways

I can confirm that the Highways Authority's comments on this application should be made by the District Council's own engineers, due to the size of the application being below that of the Agency threshold and agreement.

Hampshire and Isle of Wight The Wildlife Trust

Initial submission

Object - Bechstein's bat *Myotis bechsteinii* is known to be present in the area. We consider that based on the information provided there is insufficient evidence to determine that the species will not be adversely impacted by the proposals. The proposals involve the development of 55 dwellings and include the removal of veteran oak trees, which could form part of the roosting or foraging habitat for the species. The application is supported by a thorough bat survey report which identifies the presence of at least seven species of bat, including unidentified bats of the *Myotis* genus. Unfortunately this report does not address the issue of the potential for Bechstein's bat to be present at the site since the survey methodology has relied upon the use of aural bat detectors; a method which is known to be an unreliable method for identifying Bechstein's bat.

Officer Note :- Additional information now submitted and any comments on the additional information (which has addressed the County Ecologist's concerns on this matter will be updated at the meeting.

Environmental Health Manager, Community Group

initial

In principle, I have no objections to the development in however. The information in the current acoustic report reference AS7603.140807.NVIA , does not fully provide clarity on a number issues.

The following items are required to be changed and be resubmitted to the local planning authority:

- No figures have been provided regarding the noise reduction provided by the acoustic fence. The specifications of the fence and the proposed noise reduction it will achieve must be included in the report. The acoustic report needs also to take account that the fence is not infinitely long.
- No information has been provided on the locations and dwellings required to have force ventilation to be installed.
- The acoustic report has been assessed using an "Indicative Site Plan". The report must be assessed with the actual layout of gardens and dwellings.
- I can not see that the topography of the site has been taken account of.

Officer Note:-A revised Noise report has been submitted in response to the above

points.

Further comments

The revised report, REPORT AS7603.141121.R1.1 dated 26 November, has been assessed and the acoustic' close-boarded fence on the side of the railway line, as illustrated by the attached noise maps, should provide the beneficial noise reductions required, especially to those properties along the train line. Clarification on who will be responsible for the future maintenance of said fence is required.

Clarification is also required on exactly which dwelling units will be fitted with acoustic trickle vents and which will have acoustically attenuated forced mechanical ventilation. The balance will obviously be those which require neither. The above could be included as a condition.

Since it appears that they have now established final plot positions, I will need clarification as to whether an updated analysis, to determine the risk of perceptible vibration / ground borne noise within the dwellings, has been carried out & if so whether further measurements will be required.

Officers Note:- The additional information has been requested and an update will be provided at the meeting.

Development Engineer

The Travel Plan and the Transport reference walking and cycling, the proposal put forward is very limited and only addresses the pedestrian element of both document. In order to address the cycle element it will be necessary to link the site into the existing network/ local services, which will require works to the north and south sides along Bartons Road. The new footpath on the south side will need to be shared (pedestrian/cycle) cycle track, and the south side of Bartons Road west to the Toucan Crossing (Prospect Lane) should be converted to shared use cycle track and 3m wide. The improved crossing point will need to be suitable for cyclists.

Officers Note:- The works to the footpath on the south site of Bartons Road would need to come forward as part of the offsite highways works in respect to the allocation of other land on the south side of Bartons Road. The applicant has agreed to the required works in respect to the north side, and this would need to form part of the S106 obligations.

Housing

Affordable Housing Provision

The councils policy is that on all development sites where more than 15 homes are being provided that the site must include at least 30% affordable homes. To ensure a mixed community these affordable homes should be integrated, avoiding concentrations of affordable housing, into the development and provide a mix of smaller and larger homes. I can confirm that I support the development on this site as it will provide much needed affordable housing in the Havant area.

The proposals on this site are for a total of 55 dwellings, 17 in East Hants District Council, 38 (34 net) in Havant Borough. The complication of two local authorities means that there are two different policy requirements around affordable housing.

East Hants requires 40% whilst Havant requires a minimum of 30%.

EHDC side 40% affordable of 17 units = 6.8

HBC side 30% affordable of 34 units = 10.2

Total	17 units
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Agreement was reached to accept the equivalent of 17 units, 11 of these to fulfil the Havant requirement with the remaining 6 for East Hants would seem a sensible approach to rounding the figures into whole units. Three of the East Hants units would

be provided on site as intermediate tenure (e.g. Shared Ownership) and the remainder of the developers' obligation to EHDC would be in the form of a financial contribution in lieu of 3 units. This would result in a requirement to provide **14** units on site.

This proposal would provide a slightly reduced % of affordable for East Hants at 35.29% and a slightly increased % of affordables for Havant at 32.35%. In my view this could be justified on the grounds that the provision on the Havant side consists of a number of smaller units i.e. 2 bedroom flats and that this proposal would provide a slightly reduced % of affordable for East Hants at 35.29% and a slightly increased % of affordables for Havant at 32.35%. In my view this could be justified on the grounds that the provision on the Havant side consists of a number of smaller units i.e. 2 bedroom flats and that the new residents will be making use of services provided by Havant. The location plan provided with the application denotes which units are affordable but does not specify which will be the 3 intermediate units.

Demand for social rented housing remains consistently very high and this development will help to improve the supply of affordable properties in the Borough. As at 25/09/2014 there were 2707 applications registered on Hampshire Home Choice with 768 households waiting for 2 bedrooms and 267 for 3 bedrooms. The average waiting time for all sizes of property in the area is 6-7 years. The homes will provide much needed accommodation in a desirable location which is accessible to shops, amenities, educational facilities and transport links.

Mix

I am satisfied with the location of the affordable housing although the tenure split needs to be identified.

The mix of 6 no 2 bed flats, 5 no 2 bed houses and 3 no 3 bed houses is also acceptable. The homes would appear to meet the size standard guidelines as stated in the Havant Borough Council Housing SPD; the proposals show the 2 bed flats at 59sqm and 70sqm, the 2 bed houses as 76 and 77 sqm, and the 3 bed houses at 85 sqm.

Summary

- Combined % affordable units 14 expected
- Clarification needed in future as to tenure split
- Acceptable mix of unit size and type
- Clarification required as to management of public spaces

Waste Services Manager

No concerns over waste collection for this planning application

Landscape Team

Initial plan

There could be more tree planting within the site, and more of a 'street' aspect on the main road - to obtain more street planting would benefit and give a planting density that may minimise impact of this density of development on the East Hants/Havant gap

I would refer to the Arboriculturalist comments regarding the site tree loss. Whilst the plan retains many and supplements the site with new planting, the loss of the Oaks is regrettable – this density clearly cannot be supported without significant tree loss which the Arboricultural Officer objects to. Whether they can be seen externally or not, they are a feature of the local landscape character and contribute to local biodiversity.

A detailed hard and soft landscape plan would be required.

Officer Note:- The plans have been amended to provide more tree planting

Crime Prevention -Major Apps

A number of properties have parking spaces adjacent to the gable end of the dwelling. To provide for the security of vehicles parked within these spaces natural surveillance of the spaces should be provided from the associated dwelling. To achieve this, a window containing clear glass should be provided at the first floor level. Access to the rear of a number of properties is via a rear access footpath. Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the property. Therefore, to reduce the opportunities for these types of crimes rear garden access gates should be fitted with a key operated lock that can be operated from either side of the gate. To provide for the safety and security of residents and visitors an appropriate level of lighting should be provided throughout the development.

Officers note:- The plans have been amended to take account of the above comments.

Public Spaces Development Manager

No particular implications for open space but it should be noted that the local authority would not take on responsibility for any open space shown within the development.

Southern Water

There is inadequate capacity in the foul sewer network but it may be possible to remove surface water to increase capacity. The applicant needs to provide further information in this respect, and in respect to the maintenance of the SUDS scheme.

Officers note:- The surface water flows will be reduced to enable an increase in capacity of the disposal of foul water. Southern Water have been reconsulted on this matter.

Traffic Management Team

No comments received.

Urban Design

Revision required to provide more landscaping along Bartons Road, reduce the prominence of the car parking, and minor revisions to provide better grouping and detailing of the dwellings.

Officers Note;-Amended plans have been received to address these points. However, further details are required in respect to the cycle/bin store for the flats, and improved boundary treatment including walling where rear gardens adjoin roadway/drives. The use of flint is supported but further plots require this treatment.

Portsmouth Water Company

No comments received.

Conservation Officer

Within the immediate vicinity of the site there are two listed buildings. The barn roughly opposite (now used as an aquatics centre) and Eastleigh House. The site is divorced from these by the busy main road and intermediate screening. Consequently, in my view the proposed development will not impair their setting.

On the site itself the only buildings of interest are Eastleigh House Cottages. These

flint cottages date from the late C19, are well detailed and make a positive contribution to the local area. They are not listable under national criteria by virtue of their date and alterations that have been made – range of extensions, replacement windows etc. While retention and incorporation within the sites redevelopment is worthy of consideration it is not something I could insist upon. It should nevertheless serve as a useful lever in obtaining a high calibre of design and materials for the new development.

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: 11

Number of site notices: two

Statutory advertisement: 05/09/2014

Number of representations received: 3

Summary: Part of this land is in East Hampshire and should, in my opinion be two separate applications. The part that is in East Hampshire is in the green space (gap) between Havant and Rowlands Castle which is protected by EHDC policies on gaps and also by the NPPF which protects important green spaces. This land belongs to Portsmouth District Council, which is land locked and once houses are allowed, then it would set a precedent for houses in the future. It is important land because it separates Rowlands Castle from Havant and the largest affordable housing site in Europe. The land also suffers from springs that have, in the past caused flooding in Durrants Road in Rowlands Castle.

Comment: These matters are covered in Section 7

Additionally **Rowlands Castle Parish Council** have commented that - The drainage calculations are incorrect and a proper report provided by Southern Water is required , and the developer must pay for any necessary works.

7 Planning Considerations

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

- (i) Principle of development
- (ii) Nature of Development
- (iii) Impact on the Character and Appearance of the area
- (iv) Impact on the existing Residential Amenity
- (v) Access and Highway Implications
- (vi) Impact on Trees
- (vii) Impact on Ecology and European and Internationally Important Sites
- (viii) Flooding and Drainage
- (ix) Archaeology
- (x) CIL, Contribution Requirements and Legal Agreement

(i) Principle of development

- 7.2 **Havant Borough Council** The front part of the site comprising 0.86ha and accommodating some 38 dwellings is allocated for residential development (indicative number of 30 dwellings) under policy HB1 (site UE3a Land North of Bartons Road). Policy UE3a identifies the Site Specific Development Requirements as :

- ☐ Heritage Statement, of an appropriate level of detail, to support planning application
- ☐ Access would be onto Bartons Road, likely to use existing access point
- ☐ Noise and vibration survey (and any necessary mitigation measures to be incorporated in the design)
- ☐ Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- ☐ Landscaping scheme to have regard to new crematorium
- ☐ Retain and protect TPOs and the mature trees on the north and east boundaries where possible
- ☐ To liaise with EHDC to ensure there is a coordinated approach to development in accordance with Policy DM6

- 7.3 The allocation of this site for residential development in the adopted Local Plan means the principle of the proposal is acceptable and supported subject to other Development Management/Planning Considerations.

- 7.4 It is relevant to note that Land on the South Side of Bartons Road (Havant Garden Centre 6.61ha) is allocated for residential development under UE3b with an indicative figure of 203 dwellings.

- 7.5 **East Hants District Council** , East Hampshire's Draft Housing and Employment Allocations Plan has been published, which proposes to take the East Hampshire part of the site out of the Gap and allocate it for housing with an indicative figure of 20 dwellings. The Plan has yet to be the subject of public consultation and therefore the potential impact on the integrity of the Gap needs to be assessed. At this point the Gap is a mile wide (compared to ¼ mile at its narrowest point) and further 'erosion' of the Gap to the north of the site is effectively prevented by the designation of the intervening land as Ancient Woodland and a Site of Importance for Nature Conservation. In conclusion the site is well contained and forms a natural extension to the allocation within Havant BC. Its development for housing is not considered to result in loss of integrity to the Gap and not to set a precedent for future development in the GAP.

(ii) Nature of Development

- 7.6 The application seeks full planning permission for a total of 55 dwellings, comprising 6No. 2 bed flats; 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house. Of these 38 would fall within the HBC part. This equates to approximately of 36 dwelling per hectare for the whole development - HBC and EHDC area. .
- 7.7 **The density of residential development** Core strategy Policy CS9 (Housing) states that planning permission will be granted for housing proposals which (amongst other matters) 'Achieve a suitable density of development for the location, taking account accessibility to public transport and proximity to employment, shops and services in

addition to respecting the surrounding landscape, character and built form’.

Supporting text of the Core Strategy paragraph 6.21 provides further guidance stating that:

The density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:

High Density – Minimum of 60 dwellings per hectare

Medium Density – Minimum of 45 dwellings per hectare

Low Density – Up to 45 dwellings per hectare

Under this assessment the density of development can be considered to be within the Low Density category. Which is appropriate to a rural edge location.

Paragraph 6.23 makes it clear that ‘It is not intended that density requirements should be too prescriptive as it is often a difficult balance between maximising the use of land and reflecting surrounding built character and the amenity of neighbouring residents. This is therefore best assessed through individual planning proposals through the development management process. The NPPF states that ‘To boost significantly the supply of housing, local planning authorities should, (amongst other matters) set out their own approach to housing density. The proposed density of 36 dwelling per hectare is considered to be an appropriate overall density. It is relevant to note that the provision of 38 units (including the 2 units that straddle the boundary) is greater than the indicative allocation of 30 units. This relates to the location of the flats and a higher proportion of the smaller units being within the HBC area. This layout, given the sites topography and existing frontage development combined with the location adjoining open land/ ancient woodland to the rear, is considered acceptable.

7.8 The mix of dwelling sizes and tenures With regard to the type and size of proposed accommodation and its potential to create a mixed and integrated community, regard is had to advice within Policy CS9 which states that development should ‘Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities. In this case the proposal comprises a mix of detached, semi-detached, terraced and flatted dwellings providing 8No. two bed; 33No. 3 bed; 6No. 4 bed houses and 1No. 5 bed house, which is considered to accord with the requirements of Policy SC9.

7.9 In respect to affordable housing, 14 units would be provided on site, with 11 of these within the Havant part of the site. This accords with HBC Policy C9 which requires a minimum of 30% affordable housing on-site. The 40% affordable housing requirement for the East Hants part of the site would comprise 3 on site units and a financial contribution. Whilst this would provide a slightly reduced % of affordable for East Hants at 35.29% and a slightly increased % of affordables for Havant at 32.35%, this is justified on the grounds the provision on the Havant side consists of a number of smaller units i.e. 2 bedroom flats and that the new residents will be making use of services provided by Havant. The Council's Housing Officer has raised no objection to the development as it would provide much needed affordable housing in the Havant area. In respect to the tenure split 65-70% of the affordable homes would be rented with the remaining 30-35% being affordable home ownership (Shared Ownership/Shared Equity).

- 7.10 **The Design and Layout of the Development including Public Open Space.** The layout has been informed by the position of the site fronting Bartons Road, adjoining the railway line to the west, and Ancient Woodland designated as a SINC to the north. The site slopes in a northerly and westerly direction and the layout would be step to reflect the slope of the site.
- 7.11 The submitted plans indicate a new access off Bartons Road running to the rear of the site and serving two/two and a half storey development comprises mainly semi-detached houses, but with some detached housing, a small block of 6 flats on the Bartons Road frontage and a terrace of 3 dwellings in the north east corner. In respect to the Bartons Road frontage the built form has been designed to front onto the road but set back to allow for hedge and tree planting to form a green frontage. Where the site meets the ancient woodland a 15m exclusion zone is provided and the layout designed such that the proposed dwellings front onto the woodland, with an area of open space directly to the front of the woodland.
- 7.12 Centrally within the site the layout provides for an area of open green space which would provide a focal point and together with the tree planting on the Bartons Road frontage would provide some compensation for the loss of the mature TPOed oak trees within the site.
- 7.13 Car and cycle parking would be provided in accordance with the County standard with all plots having 2 or 3 car parking spaces on plot or allocated spaces.
- 7.14 The proposed development would be constructed in traditional materials comprising brickwork with some tile hanging and flint work to the walls and the use of concrete tiles for the roof. Some final discussions are in progress regarding 'feature' materials. The design of the proposed dwellings incorporates chimneys, pitched roof dormers, tile hanging, brick headers to windows, and reconstituted stone cills which together with the use of some flint work has been designed to provide an identity to the development. Garden boundaries would be close boarded fencing and brick walling, with the walling being used mainly in the public areas.
- 7.15 The proposed dwellings would be constructed to Code 3 which satisfied the Code requirement for Havant BC. it should be noted that the requirement for East Hants DC is higher at Level 4. All dwellings would incorporate the principles of Secure by Design incorporating natural surveillance into the scheme, and avoiding blank elevations. Rear gardens depths are generally 10m although for a small number of plots generally where the gardens are relatively wide the depth is approximately 9m. Back to back distances accord with the requirements of the Havant Borough Design Guide.
- 7.16 The EHO has specified acoustic glazing and fencing for the dwellings adjoining the railway line and this would be secured by condition.

(iii) Impact on the Character and Appearance of the area

- 7.17 The site is well contained by buildings and planting and much of the boundary planting will be retained, hence views into the site are limited. The main visual impact relates to the demolition of the existing buildings and the loss of the 4 mature oak trees. The existing commercial buildings are of poor quality but the flint cottages date from the late C19, are well detailed and make a positive contribution to the local area. However, they are not listable under national criteria by virtue of their date and alterations that have been made – range of extensions, replacement windows etc. and retention

could not be insisted upon. In order to counter their loss and provide an appropriate street scene the submitted plans have been amended to set the development back from the road beyond a new hedge which would be supplemented with tree planting, and flint work would be incorporated into 3 of the units. The existing planting in this location mainly comprises conifer hedging and brambles. Additionally the plans have been amended to incorporate some flint work on the frontage which would then be carried through the site. This approach is considered to result in an appropriate treatment which reflects the semi-rural location of the site, and relates to the landscaping and flint work existing at the crematorium.

- 7.18 The proposal seeks to remove the 5 mature oak trees. The 3 larger oak trees are sited towards the rear of the site and not visually prominent being set at a lower level to the road and seen in the context of ancient woodland and the mature trees on the eastern field boundary. In respect to the fourth tree near the frontage this is visible from Bartons Road however, its loss would be offset by the proposed tree planting on the frontage and the general improvement to the frontage through the tidying up of the site. The 5th oak is a lower category tree and in decline.

- 7.19 The loss of the mature trees is further considered below.

(iv) Impact on the existing Residential Amenity

- 7.20 There are no existing dwellings adjacent the site boundaries and the proposal is not considered to result in loss of residential amenity.

(v) Access and Highway Implications

- 7.21 The application proposes the closure of existing 2 accesses onto Bartons Road and a single access commensurate with a 40mph with splays of 2.4m by 120m in both directions would be provided to serve the proposed development. To the west of the new access a 2.5m footway is shown along Bartons Road connecting the site with Wakeford Way and the existing network. Pedestrian enhancements would be made to the existing islands adjacent to the site, such as dropped kerbs and tactile paving. Improving the pedestrian crossing on Bartons Road. The submitted plans have been tracked and illustrate turning for emergency and refuse vehicles. Any phasing would need to ensure that provision is made throughout the construction of the development for emergency and refuse vehicles to access and turn on site.

- 7.22 Currently there are no cycleways in the vicinity of the site, and the Development Engineer has identified the need for such provision comprising a footway/cycleways on the northern side of Bartons Road to link with Wakeford Road, and an upgrade to the footpath on the southern side. The works to the footpath on the south side of Bartons Road would need to come forward as part of the offsite highways works in respect to the residential allocation of other land on the south side of Bartons Road. The applicant has agreed to the required works in respect to the north side, and this would need to form part of the S106 obligations.

(vi) Impact on Trees

- 7.23 An Arboricultural Impact Assessment (AIA) has been submitted which identifies that 9 trees will need to be felled to accommodate the proposed development. Four of these trees are mature oak trees and of high to moderate quality. These trees are centrally located and their retention would sterilise a large proportion of the site. The mature trees on the north and eastern boundaries are to be retained, but those on the eastern

boundary will require some works to over hanging branches.

- 7.24 The loss of the trees which is opposed by the Arboriculturalist for both authorities is high regretted, but to retain them must be weighted against the other considerations, including the need to provide housing to satisfy the demand in the area. In this particular case the oak towards the frontage is currently restrained by buildings and hardsurfacing and the 3 larger trees towards the rear are not dominant in the landscape owing to the extensive woodland and boundary trees nearby. They are of near veteran status, where veteran status is identified as:-

- *Veteran tree: tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These characteristics might typically include a large girth, signs of crown entrenchment and hollowing of the stem.*

- 7.25 As such the trees may have significant ecological attributes providing a home for a range of wildlife, however, the trees are of unusually advanced age, which could imply potential physical decline and a limited life span, although it is possible that the trees could survive for many more years. The County ecologist has been consulted on the application and has not raised objection on basis of the impacts to wildlife associated with the loss of the trees. Ecology considerations are addressed below.

- 7.26 The proposal provides for new tree planting on the site frontage and as a central feature within the site. This planting whilst of considerable less presence than the trees to be lost, is more appropriate in form for a housing site and will mature to provide attractive focal points on the road frontage and within the site.

- 7.27 In respect to the trees covered by TPO the impact of retaining these trees would result in sterilising a large part of the site which combined with the need to provide a 15m buffer to the ancient woodland would result in the site providing a level of housing the region of 39 to 40 units which is well below the site allocation of 50 units, 30 on the Havant side and provisionally 20 in the draft allocation on the East Hants side.

- 7.28 Given the above considerations and in particular the proximity to the ancient woodland and the fact that 3 TPOed trees are sited towards the rear of the site and not prominent in the landscape, and retention of the 4th non TPOed oak would require the retention of the existing cottages and adjacent hardsurfacing (to prevent disturbance to tree roots), which would sterilise even more of the site, the loss of the trees is reluctantly accepted. The felling of the 4 trees and the construction of comprehensive development with tree planting more appropriate to a housing development is considered to result in realistic approach.

(vii) Impact on Ecology and European and Internationally Important Sites

- 7.29 The application is accompanied an Extended Phase 1 Habitat Survey report (White Young Green, June 2013), a Reptile Presence/Likely Absence Survey report (WYG, April 2014) and a Bat Survey report (August 2014) which detail a range of ecological surveys carried out at the application site over the last year or so. The County Ecologist has advised that overall, the reports are of a good standard and provide a sound assessment of the current ecological value of the application site.

- 7.30 The site comprises predominantly semi-improved grassland (which is not species-rich) with areas of scattered scrub (native and ornamental), trees, hardstanding and a series of buildings of varying design. None of the habitats on site are considered to be of particular ecological value. Nevertheless, the Phase 1 survey identified potential for legally-protected species to occur, namely roosting, foraging and commuting bats and common reptiles. Surveys for these species has been undertaken, including additional information in response to the initial comments of the County Ecologist. The County ecologist has advised that he is now satisfied and will confirm this in writing.
- 7.31 Reptile surveys have identified very small populations of three common species – slow-worm, viviparous lizard and grass snake – and a sensible reptile mitigation strategy is proposed. The County ecologist has confirmed that there are no issues with the proposed reptile mitigation.
- 7.33 In respect to the level of boundary buffering along the eastern boundary, it is proposed that close boarded fence be provided along this boundary to provide a buffer, and the provision of boundary treatment would be the subject of a planning condition.

(viii) Flooding and Drainage

- 7.34 The application is supported by a Flood Risk Assessment which details how existing surface water will be removed from the foul sewer and drained via a new sewer under the railway line, thereby creating sufficient capacity in the foul water sewer to service the proposed development. The existing discharge from the site to the foul sewer is 4.86 litres/sec (a figure which takes account of the foul discharge from the existing dwellings on the site and surface water run-off from the existing site). The proposed 55 units (with all existing units demolished) will generate a foul discharge of 2.54 litres/sec. The development will remove surface water connections and foul discharge from the existing dwellings, so the spare capacity in the foul sewer will be 4.86 litres/sec, which is well in excess of the anticipated requirement for the 55 units proposed.
- 7.35 When the existing highway drain in Bartons Road is overwhelmed during exceptional storm events, surface water run-off from the public highway enters the site. To prevent this occurring once the site has been developed, levels on the boundary of the site need to be engineered so that surface water run-off from the highway is confined to the existing carriageway in Bartons Road. The Highways Authority have been notified of this matter, and a condition requiring the submission of details of such work prior to commencement is proposed.

(ix) Archaeology

- 7.36 An Archaeological Desk-Based Assessment (DBA) was submitted in support of the application. The study identified no overriding heritage constraints which would be likely to prohibit development. The County Archaeologist has been consulted on the application and has raised no concerns but has requested a condition.

(x) CIL, Contribution Requirements and Legal Agreement

Havant Borough Council

- 7.37 On the 20 February 2013, the Havant Borough Council approved the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took

effect from the 1st August 2013. The required payment for the development is based on the approved floor space and is £80 per square metre. .

- 7.38 With regards to the Solent Mitigation Disturbance Project in line with Council approved Policy DM24 criterion a) of the Local Plan (Allocations): Submission Version, the delegated approval of a contribution of £172 per dwelling, plus legal, administrative and monitoring fees, in accordance with the findings of the Solent Disturbance Mitigation Project and the recommendations of the Solent Special Protection Area (SPA) Interim Planning Framework. The contribution will be applied to all planning applications for one or more new dwellings, determined on or after Monday 30th June 2014.

- 7.39 A contribution to education.

East Hants District Council

- 7.40 That part of the development within EHDC would be subject to contributions in respect to Transport, Open Space, Affordable Housing, Education and the Solent Recreation Mitigation Partnership

- 7.41 **The S106 will need to be signed by both Havant BC and East Hants DC.** In respect to HBC the matters to be covered comprise:-

- Off site highway works.
- The provision of a Residential Travel Plan;
- The management arrangements for new roads, including street cleaning and street lighting;
- A contribution in respect to the Solent Recreation Mitigation Partnership at a cost of £172 per dwelling
- A contribution of £632,125 towards education
- Management and maintenance of communal areas/features - on site open space, non adopted roadways, acoustic fencing and drainage.
- Affordable housing
- Phasing
- An Employment and Skills plan

8 Conclusion

- 8.1 That part of the site within HBC is allocated for residential development and the principle of releasing this site for development has therefore been established.
- 8.2 The nature of the development is acceptable in terms of density, layout and form. The proposal has demonstrated that retention of the TPOed oak trees would sterilise a significant part of the site and that it is regrettably necessary to fell the trees (one within HBC, one on the boundary and 1 within EHDC) to allow for efficient and effective use of the land. The trees in question whilst substantial in stature are not prominent in the landscape owing to the lie of the land and adjacent woodland. It is considered that a satisfactory form of development can be achieved with an acceptable impact on the character and appearance of the area.
- 8.4 The proposed access arrangements are considered acceptable and no objection has been raised by the Highway Authority.
- 8.5 A package of planning obligations will be delivered through a Section 106 Agreement

which will mitigate the impact of the development.

- 8.6 In summary, the proposed development is considered to comply with the Local Plan Core Strategy and Allocations and the NPPF. As such the recommendation is for full planning permission subject to a Section 106 Agreement and planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00863 in far as it relates to development within the Havant Borough administrative boundary:-

(A) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990; such agreement to be to the satisfaction of the Solicitor to the Council and to incorporate the matters detailed in 7(x) of the report subject to such additions and/or amendments as the Executive Head of Planning and Built environment considers appropriate.

(B) The following conditions, subject to such additions and/or amendments as the Executive Head of Planning and Built environment considers appropriate:

Appendix A - OS Location Plan

Appendix B - Proposed Site Plan

Appendix C – Street Elevations - section A-A and section A1-A1 (from Bartons Road)

Appendix D - Street Elevation- section B-B (main spine road)

Appendix E- Plot 19 on the Bartons Road frontage

Appendix F- Tree sterilisation plan

- 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:

Location and Existing Plan 01A

Proposed Site Plan 02BRev E

RPA Plan 05A

Existing Buildings Plan 06A

Existing Section AA to DD 11A

Existing Section EE and FF 12A

Apartment Ground and First Floor Plans 20B

Apartment Rood Plan 21A

Apartment Block Elevations 1 of 2 22B

Apartment Block Elevations 2 of 2 23B

HT1 – 2B – Affordable – Plans 25B

HT1 – 2B – Affordable – Elevations 26B
 HT2 – 2B – Affordable – Plans 27B
 HT2 – 2B – Affordable – Elevations 28B
 HT3 – 2B – Open Market – Plans 29BRev C
 HT3 – 2B – Open Market – Elevations 30BRevC
 HT4 – 3B – Open Market – Plans 31B
 HT4 – 3B – Open Market – Elevations 32B
 HT5 – 3B – Affordable – Plans 33B
 HT5 – 3B – Affordable – Elevations 34B
 HT6 – 3B – Open Market – Plans 35B
 HT6 – 3B – Open Market – Elevations 36B
 HT7 – 3B – Open Market – Plans 37Rev C
 HT7 – 3B – Open Market – Elevations 38RevC
 HT8 – 3B – Open Market – Plans 39RevC
 HT8 – 3B – Open Market – Elevations 40Revc
 HT9A – 4B – Open Market – Plans 41B
 HT9A – 4B – Open Market – Elevations 42RevC
 HT9B – 4B – Open Market – Plans 43B
 HT9B – 4B – Open Market – Elevations 44B
 HT9C – 4B – Open Market – Plans 45B
 HT9C – 4B – Open Market – Elevations 46B
 HT10 – 4B – Open Market – Plans 47B
 HT10 – 4B – Open Market – Elevations 48B
 HT11 – 4B – Open Market – Plans 49B
 HT11 – 4B – Open Market – Elevations 50B
 HT11A – 5B – Open Market – Plans 51B
 HT11A – 5B – Open Market – Elevations 52B
 HT12 – 4B – Open Market – Plans 53B
 HT12 – 4B – Open Market – Elevations 54B
 HT7 – 3B – Open Market – Elevations Flint 55ARev F
 Proposed Street Elevations/Site Sections S1 56ArevB
 Proposed Street Elevations/Site Sections S2 57B
 Acoustic fence positions 58A
 Proposed Street Elevation S3 59C
 Ancillary Buildings 1 – Garage and Bin Store 61A
 Ancillary Buildings 2 – Car Barn and Shed 62A
 Ancillary Buildings 3 – Cycle Store 63A
 View West 70
 View East 71
 View Spine Road 72
 Street Elevation AA – coloured 80B
 Site Plan – coloured 81C
 Building Heights and Tenure Plan – coloured 82A
 Boundary Treatment Plan 83
 Schedule of accommodation 90RevE
 Elevations Tiled 91A
 Proposed and Existing Overlay 95

Reason: - To ensure provision of a satisfactory development.

- 3 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 street lighting and 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. 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, where appropriate a standard which will enable them to be taken over as publicly maintained highways 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.

- 4 Construction of the development hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies 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.

- 5 No development shall commence until a revised Arboricultural Impact Assessment and Method Statement setting out works in respect to tree pruning on the eastern boundary has been submitted to and agreed in writing by the Local Planning Authority. The proposed works shall be carried in accordance with the approved details.

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.

- 6 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- iv) site compound and storage of plant and materials used in constructing the development

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.

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 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing 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 policies CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

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

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

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

- 10 No development 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 have been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase shall be occupied

until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 11 Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. All service roads should be capable of taking a 26 tonne Refuse Collection Vehicle, and allow vehicle to reverse close to bin store. No bins to be pulled or waste carried more than 25m and no alleys to exceed 20m in length. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard 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

- 12 The development 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 on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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.

- 13 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 including works to address runoff from Bartons Road(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.

- 14 No development hereby permitted shall commence until the applicant has secured:-

- the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully

adhered to unless otherwise agreed in writing by the Local Planning Authority.

- the implementation of a programme of archaeological mitigation of impacts in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
- Following completion of archaeological fieldwork the production of a report in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 15 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

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 and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 16 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles and cycles and has been provided within the site, surfaced and marked out in accordance with the approved plans. 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012

- 17 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local

- 18 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 any dwelling 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.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of any dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed 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 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 20 The development hereby permitted shall not commence until a phasing plan for off site highway works including the provision of a footway/cycleway on the north side of Bartons Road and improvements to the pedestrian crossing has been submitted to and approved in writing by the Local Planning Authority., In order to construct these works the developer shall enter into a Section 278 agreement with the Highways Authority and prior to the occupation of any dwellings, all of these works shall be completed, in full accordance with such plans, particulars and programme as have been approved in writing by the Planning Authority and the Highway Authority
Reason: To ensure that the required highway improvements are provided and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) Also to ensure the safety of cyclists and pedestrians and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 21 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained 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.
- 22 Before first occupation post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report AS7603.140807.NVIA This must be submitted and agreed in writing with the local planning authority before first occupation.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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.
- 23 Prior to the commencement of any development a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: site plan showing all ecological features; detailed measures to protect and retain existing habitats and species; lighting plan; location, extent, composition and ongoing management of mitigation/compensation/enhancement habitat) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in

accordance with the outline mitigation, compensation and enhancement measures detailed within the Habitat Creation and Management Plan and Outline Mitigation Proposals report (The Ecology Co-op, March 2014). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority and all mitigation features shall be retained and maintained in perpetuity.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 201, the National Planning Policy Framework 2012, Conservation Regulations 2010, Wildlife & Countryside Act 1981, and NERC Act 2006.

24

- 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. A desk study &/or site walkover survey identifying:

- All previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors, and;
- a summary of potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. 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 (3) 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.

- 25
- “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.

- 26
- “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.