
Site Address: 42 Bedhampton Hill, Havant, PO9 3JW
Proposal: Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18No. care bedroom facility.
Application No: APP/13/00457
Applicant: Mr Heather
JNP Developments & Investments Ltd
Agent: Mr Galloway
Peter Galloway Partnership
Ward: Bedhampton
Expiry Date: 21/08/2013
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

- 1.1 The application site is located adjacent to the junction of the A3M and the A27 at Bedhampton. The site currently accommodates a large residential dwelling which was nationally grade II listed but has recently been de-listed in February of this year. It is in the process of being added to the Local List as it is a building with local historical importance.
- 1.2 There is a good degree of car parking on site and the main garden area is located to the west of the house, adjacent to a Premier Inn Hotel, which has recently been granted permission for a multiple bedroom extension to the rear. The shared boundary is well screened with trees and mature vegetation and some of the trees are the subject of TPOs.
- 1.3 To the east of the site is a detached dwelling house located some 25m from the dwelling house within the application site. The boundary between these two properties is well screened by mature vegetation. To the north of the site the land level drops very steeply to a commercial site and to the south are detached residential dwelling characteristic of the residential provision within the road.

2 Planning History

There is no planning history on Acolaid of direct relevance to this planning application.

3 Proposal

- 3.1 Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18 No. care bedroom facility.
- 3.2 The matters to be considered by this application are Access, Scale and Layout with Landscaping and Appearance excluded and subject to a subsequent reserve matters application, should this outline planning application be granted consent.

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

DM17 of the Emerging Local Plan (Allocations) 2012

Havant Borough Design Guide Supplementary Planning Document.

Residential Car and Cycle Provision Supplementary Planning Document

Listed Building Grade: This building was Grade II listed but has recently been de-listed nationally and is in the process of being added to the Local List; it is a building with local historical importance and as such is still considered as an historical asset. Therefore, development within and adjacent to this site must be considered in regard to the requirements of Havant Borough Core Strategy policy CS11.4

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer -

The advice from the Havant Area Disability Access Group is that the current application does not address BS8300:2009 and Part M regard to access in the Design and Access Statement.

Comment - This is an outline application and these matters are more appropriately address within the reserved matters application for appearance and landscaping

Arboriculturalist -

The revised AIA, MS and TPP submitted on the 19 August and supporting email received on the 6 September are acceptable and should be condition as part of any planning consent.

Regarding the structural planting between Plots 1 and 4 - a Liquidambar is a fine tree for the green and I am happy with this suggestion.

Building Control -

In order to comply with building regulations all new buildings must be within 45m of where a fire vehicle can get on site, otherwise compensatory measures will be needed.

Comment - An informative should be added to any planning consent.

Conservation Officer -

The sections, (submitted 12/09/13), are acceptable. I feel this is the maximum scale of development likely to be acceptable for the site in order to protect the setting of Hill Lodge (a non-designated Heritage Asset). Given the scale of the new build and relative distances from the retained Lodge the impact will be sufficiently contained. If the grounds are well landscaped it will provide a pleasant setting to both groups of

buildings. I have discussed with the Council's Tree Officer and the site excavation shown in the sections is acceptable to him being outside the RPA.

Regeneration & Development -

Economic development has no objection to this application

Environmental Health Manager -

The proposed application, although for business use, is for a care home with 18 bedrooms, and presumably some staff accommodation. My primary concerns about the site relate to noise. The dwelling is in a location close to the A3(M), A27 and borders several businesses (Home base, the Rusty Cutter and Premier Inn). The applicant has stated that "Background noise can be heard but it does not compromise the use of either the existing building or the development site itself. The tree screen and intermediary buildings help ameliorate the impact." I regret that I disagree with the above statement.

However, following the decision of the Planning Inspector in the case of the appeal regarding the nearby Scratchface Lane site, I would conclude that provided an acceptable internal noise level can be achieved, the external noise environment is of lower consequence.

I do not doubt that an acceptable internal noise level can be achieved in this application by appropriate specification of the glazing and ventilation units, etc. However as no details are provided with the application, to be satisfied of this I would ask that the following condition be applied to any consent granted:

[Condition 1]

The development hereby permitted shall not commence until a scheme for protecting the proposed dwellings from traffic noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime: 35 dB LAeq,16h

Night time: 30 dB LAeq,8h

I am also concerned about any lighting proposals affecting residential properties to the south and east and would request the following condition:

[Condition 2]

Notwithstanding any information contained in the current application, no new external lighting shall be installed on the site without the prior written approval of the Local Planning Authority of details including the type, height, and intensity of such lighting. There shall be no other new external lighting on the site other than as thereby approved.

In regards to other concerns, these relate disturbance during construction works and I would therefore ask for the following conditions:

[Condition 3]

Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or

Statutory Holidays.

[Condition 4]

No bonfires to be allowed on site during the period of demolition, clearance and construction.

Comment: Although the site is already residential and subject to noise from the adjacent road, the redevelopment of the site does provide the opportunity to tackle noise levels within the proposed building on site. The applicant may also find that the new development proposed to the rear of the Premier Inn, on which consent has now been implemented but not completed, may provide a degree of noise protection from the road. All conditions should be attached to any planning consent.

Environmental Health, Land Contamination -

Adjacent land has been used for commercial operations, and potentially contaminating land uses. All are associated with the Havant Retail Park site. Proposed residential re-development of that site will see some more detailed assessment of risks arising from those former land uses, both to proposed buildings (on the retail park site) and to off-site receptors (inclusive of the plot at number 42 Bedhampton Hill). However, it is the responsibility of the applicant to ensure that the proposed development is safe & suitable for use, independent of any assessment to be undertaken by others.

The primary risk at this site is that of soil-gas. Secondly, there is a potential for contamination from industrial sources travelling with groundwater, though groundwater dilution factors are expected to be high, and any contamination associated with groundwater is likely to be relatively deep, when considered in terms of exposure scenarios for future users of 42 Bedhampton Hill. This notwithstanding, the potential risk remains from former industrial land uses undertaken adjacent to the application site, and this risk remains un-investigated / un-quantified at present.

If development control are minded to grant outline consent for this scheme, I would request that the following conditions be applied:

Condition 1

Prior to the commencement of the 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 contamination of the site 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 identifying:

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

2. A site investigation scheme based on (1) for the purpose of informing 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, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.*

4. *A verification report or statement shall be prepared (as appropriate) on completion of the works set out in (3) [if any], confirming the remediation measures that have been undertaken in accordance with the method statement and setting out any measures necessary for maintenance, further monitoring and reporting.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: *To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and 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), and DM17 of the Draft local Plan (Allocations) 2012*

Condition 2

"If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing 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: *To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and 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), and DM17 of the Draft local Plan (Allocations) 2012*

Whilst it remains appropriate to quantify the degree of risk associated with the use of the site to date, Investigation & reporting should be proportional to the scale of the development, and should target both potential sources and areas of the site where residential (sensitive) uses are proposed.

From condition 1 above "appropriate assessment of risks" (2.) would include a qualitative assessment (screening) using published values / generic assessment methodologies; more detailed assessment would only be necessary following adverse screening results.

Not all elements of the condition necessarily require a written report, instead, it is intended that an iterative assessment process is undertaken, which will be deemed to be complete where it can be demonstrated that no unacceptable risks to the proposed development exist; this is not possible, then consideration of a scheme of risk mitigation will be required (considered to be 'remedial measures', for which 'validation' / verification would be required). For clarity, the applicant will not be required to 'remediate' an off-site contamination source.

The applicant is advised to contact Environmental Health to informally discuss the scope of required works in order to avoid un-necessary delays or expense.

Comment - The last sentence should be included as an informative to any planning consent

Development Engineer -

I recommend approval subject to;

- The provision and availability of parking areas and cycle storage area shown

- on the plan.
- The implementation and future operation of the Travel Plan included within the application.

Waste Services Manager-
No Comments

Landscape Team -

No comments at this stage as Landscaping is excluded from outline and the Council's tree Officer has provided comments of impact on trees on site

Crime Prevention -

The proposed layout is very open allowing those that enter the site access across the whole site. Such a level of access makes securing the site difficult. To mitigate this to some extent each of the four care buildings should become a secure environment in its own right. Some defensible space should be created about each building so that visitors must present themselves at the front door to gain access. To provide for the safety of residents unauthorised visitors should be prevented from gaining casual access to windows and doors from which it might be possible to access bedrooms etc. The proposal is for eighteen residential units, with nine spaces for the staff and four for visitors. The design and access statement indicates that at least ten staff will be present during the day. We would be concerned if this facility caused more vehicles to be parked on the public highway.

The design and access statement indicates thirteen cycle arch or points are to be provided. However, I was unable to locate these on the plan. Cycle storage for the staff should be within a secure store, the store should be fitted with a door that is fitted with a key operated lock. Lighting should be provided both inside and outside the store. To provide for the safety and security of staff and visitors the car parks and footpaths will need to be appropriately lit.

Comment - The site security is a matter for a detailed reserve matters application or at Building Control stage. The number of parking spaces is deemed to be acceptable by the Council's Highway Engineer so long as the submitted Travel Plan is conditioned to be implemented. A lighting condition should also be included on any planning consent.

Housing -

It would seem that we are in agreement that Extra Care Housing should constitute independent living by virtue of having their own front door, own kitchen etc, therefore being self contained.

In my view what the applicants are proposing still constitutes a Care Home as they are providing rooms only, I have looked at various examples of Extra Care Housing on the web and all that I have found only include 1 & 2 bed apartments that are available to either buy (full or shared ownership/equity) or rent (market or affordable

Comment -Refer to section 7vi

Traffic Management Team -

The travel plan has been considered as acceptable by the Highway Engineer

Planning Policy -

Although the proposal will result in the loss of a C3 dwellinghouse it will provide for

alternative accommodation requirements for which there is also a need. The Design and Access Statement submitted with the application addresses this point. Paragraph 6.29 of the adopted Local Plan (Core Strategy) refers to specific needs for elderly/specialist forms of accommodation. Overall the principle of the proposal is supported by Policy CS9(6),

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: 9

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 3

Representations are from the occupiers of neighbouring dwellings and one letter of representation is from HADAG, (Havant Area Disability Action Group)

Summary:

1. The application will general further parking and access problems within the road due to the increase in traffic volumes. This increase will be combined with the recent consent for an extension to the adjacent Premier Inn hotel.
2. The full impact of traffic flows and parking practices on the road should hopefully be given a priority status as a consequence of this additional planning application and where appropriate parking restrictions and traffic calming measures introduced.
3. Many of the vehicles parked all day are trade/commercial vehicles restricting visibility and creating safety hazards for those entering and leaving properties on Bedhampton Hill.
4. Close proximity of parked vehicle encourages rubbish and fly tipping which is now a frequent occurrence.
(NB: This is not a material planning consideration for this application)
5. The present parking restriction relating to 5 tonne vehicles is often abused both by coaches serving the Premier Inn/Rusty Cutter and by construction vehicles for nearby motorway road works.
(NB: This is not a material planning consideration for this application)
6. Lack of roadside parking is leading road users to park across residential driveways presenting further access and visibility problems.
7. Parking restrictions should be introduced to this road, for example a maximum of 3 hours on the south side of the road where the majority of residential driveways access the road.
8. The proposed development of existing and new buildings at No 42 must not be visible under any circumstances from the road or opposite properties, the tree boundaries and existing driveway configuration must be preserved however that may present problems for service and emergency vehicles accessing No 42.
9. The proposed number of staff and visitor parking spaces must not be exceeded however the site managers should expect this to develop into an intolerable problem given the road parking issues described above.
10. Should this proposed development proceed then construction work must not take

place during the same period as the proposed Premier Inn development.
(NB: It is considered that there is sufficient room on each site for parking and storage on site to support both developments)

11. The current application does not address BS8300:2009 and Part M regard to access.

(NB: This is a matter that should be considered at reserved matters stage, Landscaping and Appearance)

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) Effect on character and appearance of the area and historical asset
- (iii) Effect on the neighbouring occupiers
- (iv) Access and highway implications
- (v) Impact on trees
- (vi) CIL Liability

(i) Principle of development

7.2 The site is located within a defined urban area where further development may be acceptable provided it respects the environmental quality of the area and complies with the National Planning Guidance and the policies set out in the Local Plan. This proposal intensifies the use of this site from a large single dwelling house to a care facility that can accommodate a greater number of occupants. To this regard it is considered that the scheme would result in a positive use of the site and as such would accord with the requirements of both policies CS9 and DM7 of the Havant borough Core Strategy.

(ii) Effect on the character and appearance of the area and historical asset

7.3 The external appearance of the new buildings is a reserved matter, as is landscaping which also has a great impact on the character and appearance of a development. However, layout and scale are included in this application and these matters also have a significant impact on character. To this regard it is considered that the form of development proposed by the revised layout plan is appropriate, both in the context of the streetscene and the impact on the existing dwelling within the site, which is an historical asset of importance locally within the Borough.

7.4 The quadrant form of development with central courtyard and low rise new buildings should form a good balance with the existing dwelling and create a well designed good quality space, which responds positively to the existing historic feature, in accordance with the Havant Borough Design Guide Supplementary Planning Document and policies CS16 and CS11.4 of the Havant Borough Core Strategy.

7.5 It is important at reserved matters stage that more detailed and better quality plans are submitted so that it can be ensured that the appearance of the new buildings incorporates a strong degree of architectural detailing. This will ensure a good level of continuity and design cohesion of the site as a whole and such attention at reserved matters stage should produce a high quality development which will enhance the amenities of any future occupants.

(iii) Effect on the neighbouring occupiers

- 7.6 It is considered that there is sufficient separation distance between the residential occupants of the dwelling to the south and east, so that the proposed residential development, albeit representing an intensification in the use of the site will not be overly detrimental to the amenities and quiet enjoyment of the occupiers of the adjacent residential dwellings. This consideration is subject to all the suggested planning conditions being applied to any subsequent planning consent.

(iv) Access and Highway implications

- 7.7 The Council's Development Engineer has raised no objection to the proposal and submitted car parking scheme and Travel Plan. However, the car parking and cycle spaces as detained within the application should be conditioned along with the implementation of the submitted Travel Plan. Neighbour objections have been raised in regard to the parking within the road and the existing problems. However, as there is sufficient parking proposed to be provided on site when combined with the submitted Travel Plan, this would not be a reason for refusal that could be substantiated were the application, if refused, to become the subject of a planning appeal.

(v) Impact on trees

- 7.8 It is not considered that the proposals will have an undue impact on the off site and on site trees so long as compliance with the revised submitted Arboricultural Impact Assessment, Method Statement and Tree Protection Plan is attached as a condition to any consent.
- 7.9 It is considered that the trees are set at a sufficient distance from the proposed new building so as not to cause a detrimental impact to available light or outlook. Further, the trees on site would prove to be of benefit to the visual amenities and future enjoyment of the site by any future occupant.

(vi) CIL Liability

- 7.10 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floorspace (measured as gross internal area).
- 7.11 It is considered that there is a CIL liability for this site. The applicant has questioned this and has asserted that the use is in fact for Extra Care Homes, (which is identified in the Council's charging schedule as being exempt from CIL liability). However, this assertion is at odds with both the submitted application description, that of a Care Home, and the layout of the indicative plans for the new building and the existing building. The Council's policy team and housing officer were consulted in this regard and both confirmed that the facility should be considered as a Care Home and as such the development would be liable for CIL.
- 7.12 A credit can be given for the existing floorspace of the dwelling within the site and

therefore only the floorspace within the new units are CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 435 and as such this will require a CIL payment of £34,800. The applicant has been advised of this sum and a liability notice must be sent out with any planning consent. An informative to this regard should be included on a grant of consent

8 Conclusion

- 8.1 It is concluded that the amended plans are acceptable in terms of the trees within the site and the impact on the historical asset. The Development Engineer considers that the parking on site and the submitted travel plan are acceptable in terms of the impact of the scheme on the local highway network. It is concluded that the scheme is a good use of the site located within the urban area and will provide a care facility to the benefit of the local and possibly wider community. As such, it is considered that the application should be granted planning consent subject to the conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT OUTLINE CONSENT** for application APP/13/00457 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.
 - (i) **The reserved matters:**
 - (a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
 - (b) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
 - (ii) **Other matters:**
 - (c) The finished levels (above ordnance datum) of both the ground

floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;

- (d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) The alignment, height and materials of all walls and fences and other means of enclosure;
- (f) Hardsurfacing proposals including surfacing materials;
- (g) The provision to be made for the parking, turning, loading and unloading of vehicles.

Reason: To secure orderly development and having due regard to saved Policies CS16, CS11, DM14 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason: To protect the amenity of adjoining residents and having due regard to saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any 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 DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development shall not be brought into use until a minimum of 13 No parking spaces and 13 No cycle spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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

- 7 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear, in accordance with details submitted on amended plan 06/55/01 Rev. B received 10 February 2011. This space shall thereafter always be kept available for such use.

Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

- 8 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 Local Planning 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 saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and historic asset and to prevent causing a nuisance to people living and working in the vicinity of the site and having due regard to policy CS16, CS11.4 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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

Site location Plan licence No. 100047474 received 16 May 2013

Proposed Site Layout Plan Drg.No 12/100/P01 rev E received 16 September 2013

Site Survey Drg.No 94857.0001 received 10 June 2013

Site Survey Constraint and Opportunities Drg.No 12/100/P03 received 10 June 2013

Existing and Proposed Floor Plans for the conversion of the existing dwelling on site Drg.No 12/100/P04 rev B received 35 May 2013

Site Sections Drg.No 12/100/P10 received 11 September 2013

Site Sections Drg.No 12/100/P11 received 11 September 2013

Travel Plan received 30 May 2013

Arboricultural Impact Assessment, Method Statement and Tree Protection Plan submitted on the 19 August 2013.

Email from Phil Brophy of Barrell Tree Care supporting AIA received 6 September 2013

Design, Access and Heritage Statement received 30 May 2013

Reason: - To ensure provision of a satisfactory development.

- 11 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by Barrell Tree Care, dated 19 August 2013 and additional supporting email from Phil Brophy of Barrell Tree Care received 6 September 2013 .

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.

- 12 The measures set out within the submitted Travel Plan received 35 May 2013 shall be carried out in accordance with the approved implementation programme and shall continue for the future operation of the site as approved.

Reason: To ensure that the transport impact of the development hereby permitted is reduced and does not materially exceed that forecast at the time permission was granted. In the interests of highway safety and having due regard to saved Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 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 having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The ridge heights for the new buildings as shown on the section plans 12/100/P10 and 12/100/P11 received on 11 September 2013 detail the maximum ridge height that is approved by this outline consent.

Reason: In the interests of the preservation of the existing historical asset on the site and the visual amenities of the site 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.

- 15 The development hereby permitted shall not commence until a scheme for protecting the proposed dwellings from traffic noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of development) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime: 35 dB LAeq,16h

Night time: 30 dB LAeq,8h

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

- 16 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 residential amenity and having due regard to policies CS11.4 and CS16 of the

- 17 Prior to the commencement of the 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 contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements;

5. A desk study identifying:

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

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

7. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

8. A verification report or statement shall be prepared (as appropriate) on completion of the works set out in (3) [if any], confirming the remediation measures that have been undertaken in accordance with the method statement and setting out any measures necessary for maintenance, further monitoring and reporting.

All elements shall be adhered to.

Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and 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), and DM17 of the Draft local Plan (Allocations) 2012

- 18 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report shall be adhered to.

Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and 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), and DM17 of the Emerging Local Plan
(Allocations) 2012