

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 26 June 2025

Present

Councillor Brown (Chairman)

Councillors Keast (Vice-Chairman), Hagan, Horton, Hulls, Lind, Robert, Shimbart and Tansom

Other Councillors Present:

Councillor(s): Philippa Gray

6 Apologies for Absence

Apologies for absence were received from Councillor Milne.

7 Minutes

RESOLVED that the minutes of the Planning Committee held on 12 May 2025 and 05 June 2025, and the minutes of the Site Viewing Working Party held on 29 May 2025 and 19 June 2025 be approved as a true record and signed by the Chairman.

8 Declarations of Interests

The following declarations of interests were received:

Councillor's Name	Agenda Item No.	Pecuniary or Non Pecuniary Interest	Reason
Lind	4(a)	Pecuniary Interest	His partner was renting an allotment owned by Portsmouth Water Company.
Lind	4(a)	Non Pecuniary Interest	Was a patient of the Bosmere Medical Centre.

Councillor Lind took part in the debate and vote of item 4(a) of the agenda as the matter being considered did not directly relate to his pecuniary interest. He was also open to considering all other factors that are relevant to the application, and did not have a conclusive view to the application.

9 APP/21/00601 - Land north of Solent Road (adjacent to Bosmere Medical Centre) Havant

(The site was viewed by the Site Viewing Working Party)

Proposal: Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.

The Committee considered the written report and recommendation from the Development Manager to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. A compilation of written statements submitted, including the applicant, its agent, a councillor and four members of the public.
2. two update sheets, with appendix E1 reattached.
3. Minutes of the Site Viewing Working Party held on 29 May 2025 and 19 June 2025, and Planning Committee held on 12 May 2025.

The Committee was addressed by:

1. Mr Comlay, who reiterated the issues set out in his written deputation.

In response to questions from members of the Committee, Mr Comlay stated that:

- The relevant TRICS code did not appear in the transport document assessment.

2. Councillor Philippa Gray, who reiterated the issues set out in her written deputation.

Councillor Gray declared that she is Councillor Lind's partner and was a patient of Bosmere Medical Centre, and rents an allotment owned by Portsmouth Water.

In response to questions from members of the Committee, Councillor Gray stated that:

- After construction, she believes that there would not be detrimental effects brought to users of the Bosmere Medical Centre if the access route were to be shared with the application site. However, construction traffic would be a different problem.

3. Dr Lyons and Mr Taylor, the applicant's agent and the applicant, who reiterated the issues set out in the written deputation submitted.

In response to questions from members of the Committee, Dr Lyons, Mr Taylor and Mr Burrows stated that:

- There were no plans to reintroduce the previously proposed industrial units within the site.

- Extra parking spaces over and above the required number were planned to ensure that cars going to the site would not take up parking space of Bosmere Medical Centre.
- The existing headquarters building was energy inefficient, and the proposal would be a solution to this problem.
- There were sufficient solar panels proposed on top of the proposed building and other features to meet BREEAM very good standard.
- The building architect could look into adding more solar panels to the proposal.
- They would ensure that any potential piling on site would not affect the aquifer on site.
- The location of the access had been carefully considered, and alternative options were also considered.
- There were no plans to rent any part of the unit to a tenant.
- The access and car park within the site would operate comfortably and within capacity as investigated by various transport assessments.
- Internal communication and communications with the Bosmere Medical Centre would be undertaken to ensure that any traffic issues arise would be resolved.
- A travel plan coordinator would make Portsmouth Water's staff aware that they can only use the parking space within the proposed site.
- Cladding would meet Building Regulations for fire risk requirements
- There would be further opportunity for Portsmouth Water to consider cycle parking provision within the site. The scheme would also deliver off site improvements to sustainable transport.
- Alternative locations to locate the access have been considered, but were ultimately considered unfeasible due to the lack of entrance presence, the impact on nearby flats, and issues with junction staggering.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- The Highway Authority advised that the traffic surveys undertaken included the Bosmere Medical Centre, and the estimated trip generation had been uplifted to take into account the effects of the pandemic and traffic growth.
- The Highway Authority did not consider that additional survey work was necessary given the trip generation methodology and the removal of industrial units from the proposal.
- The Highway Authority recognised that the survey work would not have considered that the assumptions regarding trip generation were robust.

- The Highways Authority advised that the peak periods of the GP surgery would not coincide with the peak periods of the proposed offices, and that in the TRICS database for healthcare facilities trips associated with a GP surgery were the highest by far.
- The Highways Authority considered that the trips used in the baseline work by the applicant to inform further junction modelling were overly robust.
- The Highways Authority advised that the site access arrangements had been subject to an independent Road Safety Audit, which included an appreciation of the levels of trip generation at the access point.
- The Highway Authority advised that the proposed access would operate in a safe and suitable manner despite the additional development trips.
- Construction Management conditions were recommended as stated in the officer's report, which would require the applicant to set out the management and suitability of movements associated with construction, and which would need to minimise impacts on Bosmere Medical Centre.

In response to questions from members of the Committee, officers stated that:

- a. The Road Safety Audit concluded that the width of the shared entrance could safely accommodate the combined traffic between Bosmere Medical Centre and the proposal.
- b. The contribution of the Solent Wader & Brent Goose Strategy fee was calculated by a specific formula, based on the site area and low use site.
- c. There would be requirements for the applicants to provide Solent Wader & Goose Strategy mitigation prior to construction.
- d. There was a tree report included in the application documents, containing data regarding various trees on site.
- e. Part of the hedgerow on site would have to be removed.
- f. The detailed layout of the proposal included a raised table crossing, keep clear markings, and the widening of the access had regard to safety issues as regards the GP surgery, and the S106 Agreement made provision for further detailed design work
- g. Traffic improvements would be secured by the Section 106 agreement, which include, but were not limited to: an island crossing, a shared cycle/pedestrian route, and road improvements to Brockhampton Lane.

The Committee discussed the application in detail together with the views raised by deputies.

The Committee considered the proposal's impact on the access of Bosmere Medical Centre, the improvements to the access proposed as part of the application, the safety of road users using the shared access, the number of car parking spaces in the proposed site, renewable energy provisions in the proposed site, the site's loss of trees, replacement trees on site, location of the site, commercial benefits of the proposal, possible construction issues, future traffic generated by the proposal, effects of construction on the users of medical centre, the BREEAM rating of the proposal, the amount of local objections to the proposal, the historic location of Bosmere Medical Centre, and the parking needs of the public.

Members have also proposed and seconded amendments to conditions 4 (Restriction of Delivery Hours), 5h (Details of the methodology for ensuring dirt is not transferred onto the highway from the site) and 22 (Details of trees and the retention of existing trees on site) of the Committee report. These amendments were carried by the Committee. Details of the amended conditions can be found in the conditions as noted in this set of minutes.

RESOLVED that application APP/21/00601 be granted planning permission subject to:

- A. the satisfactory completion of the S106 Agreement as set out in paragraph 7.157 above to secure the necessary requirements arising from this full planning permission (for which authority is given to the Head of Legal Services to complete the S106 Agreement); and
- B. should appropriate mitigation not be available at Warblington Farm (as anticipated by the existing Habitats Regulations Assessment / Appropriate Assessment HRA/AA) - subject to the carrying out of a further HRA/AA in consultation with Natural England which identifies alternative mitigation provision and which on that basis is able to conclude there will be no adverse effect on the integrity of protected sites, and subject to consequential amendments as may be required to the S106 Agreement in (A) (with delegated authority to the Development Manager); and
- C. the following conditions (subject to such changes and/or additions that the Development Manager considers necessary to impose prior to the issuing of the decision).
 - 1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Plans:

Site Location Plan Drawing No. 23002-TP-001 Rev A
 Site Plan as Existing Drawing No. 23002-TP-002 Rev A
 Site Plan as Proposed Drawing No. 23002-TP-003 Rev M
 Office Floor Plans Drawing No. 23002-TP-006 Rev A
 Office Roof Plan Drawing No. 23002-TP-007 Rev A
 Office Elevations Drawing No. 23002-TP-008 Rev A
 Site Sections Drawing No. 23002-TP-009 Rev A
 Office Building Finishes Drawing No. 23002-TP-011 Rev A
 Proposed Landscaping Plan Drawing No. 23002-TP-015 Rev A
 Bird and Bat Box Location Plan ECO3 Rev A
 Swept Path Analysis - Articulated Vehicle (16.5m) Drawing No. J32-5257-AT-A01
 Swept Path Analysis - Rigid Truck Drawing No. J32-5257-AT-A02
 Swept Path Analysis Refuse Vehicle - Existing Arrangement - J32-5257-AT-A25
 Swept Path Analysis Refuse Vehicle - Proposed Arrangement J32-5257-AT-A24 Rev A
 Swept Path Analysis - Right Turn In Refuse Vehicle - Existing and Proposed Arrangement J32-5257-AT-A26
 Proposed Shared Footway/Cycleway & Crossing Solent Road Drawing No. J32-5257-PS-016 Rev D
 Proposed Vehicle Access and Cycle Improvement Scheme Drawing No. ITB200083-GA-001 Rev C
 Cycle Visibility at Brockhampton Lane / Solent Road Junction J32-5257-SK002 Rev A
 Cycle Visibility at Site Access J32-5257-SK001 Rev A

Documents:

Design and Access Statement Cornish Architects Revised March 2023
 Technical Note Transport Assessment Addendum Mode Transport Planning Job No. J325257 dated 21.12.2023
 Staff Travel Plan Mode Transport Planning December 2023 Project No: J325257 Version V2.2 dated 21.12.2023
 Flood Risk Assessment and Drainage Strategy Ardent Consulting Engineers Report Ref 191925-R01 October 2023
 Hydrology Review v4.0
 Ecology Addendum Ecology Solutions Ltd Ref: 11527 September 2023
 Ecology Assessment Ecology Solutions Ltd 11527.EcoAs.vf June 2023
 Information specific to a Habitats Regulations Assessment pursuant to Regulation 63 of The Conservation of Habitats and Species Regulations 2017 Ecology Solutions 11527.IHRA.vf June 2023
 Tri Mo Trimotherm - Trimotherm Technical Specification
 Air Quality Assessment TRC Project No. 538174.0000.0000 May 2023
 Noise Impact Assessment TRC Project No. 538174.0001.0000 June 2023
 BREEAM Pre-assessment Report Cudd Bentley Consulting Doc. Ref: 6549-CBC-EC-RP-S-002-P06 Rev 6 Rev. date 23/03/2023
 Energy & Sustainability Statement Cudd Bentley Consulting Doc. Ref: 6549-CBC-IC-RP-S-001-P04 Rev 004 Rev. date 11/07/2024
 Transport Assessment Mode Transport Planning 230410 J325257 V2.0 April 2023

Additional Highways Statement i-Transport LLP Ref: TW/BB/ITB200083-003B TN dated 13th January 2025
Highways Statement i-Transport LLP Ref: TW/BB/ITB200083-002A TN dated 29th July 2024
External Impact Lighting Assessment Cudd Bentley Consulting
Document Ref: 6549-CBC-OR-RP-E-001 Rev P01 22nd March 2023
Delivery Noise Management Plan TRC February 2022
470892.0000.0000 (insofar as this relates to the current proposals)
External Finishes Materials Sample Board uploaded 9th June 2025
Archaeological Evaluation Report L-P Archaeology Doc Ref: LP3704L-AER-v1.3 August 2021
Archaeological Desk Based Assessment L-P Archaeology Doc Ref: LP3704L-BDA-v1.0
Heritage Statement L-P Archaeology Doc Ref: LP3704L-HS-v1.4 (insofar as this relates to the current proposals)
Arboricultural Baseline Report & Impact Assessment SLR Consulting Limited 3 June 2025 Rev 03
Flood Alleviation Completion Report Ardent Consulting Engineers Ref: 191922-01 June 2021
Construction Environmental Management Plan Chancerygate (insofar as this relates to the current proposals)
Phase 1/11 Geo-Environmental Assessment Delta-Simonds Project No. 19-1058.01 March 2021 (insofar as this relates to the current proposals)
Planning Statement Tetra Tech Job No. 784-A114230 Rev 3 dated 10/05/21 (insofar as this relates to the current proposals)
SLR Amendments Cover Letter dated 21 June 2023

Also Considered in the Determination of this Application:

Biodiversity Net Gain Assessment Ecology Solutions 11527.BNG report vf August 2023
Biodiversity Net Gain Spreadsheet 16th August 2023

Reason: - To ensure provision of a satisfactory development.

3. Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, no part of the Portsmouth Water Headquarters Building on the land shall be used at anytime for any purpose not falling wholly within the scope of Use Class E(g) (i) Offices to carry out any operational or administrative functions in the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended.

Reason: To accord with the terms of the application and to ensure that the proposed development has an acceptable impact on surrounding residential and health care premises having due regard to policies CS16, DM10 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. Construction Environmental Management Plan

Prior to the commencement of the development including any site clearance a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The following should be added to any CEMP submitted and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction: The plan shall include, but not be limited to:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison and site management contact details;
- b. Arrangements for liaison with the Council's Pollution Control Team;
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
- d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site shall only take place between the following hours: 09:00 Hours and 16:00 Hours on Mondays to Fridays and 09:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays;
- e. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria;
- f. Procedures for emergency deviation of the agreed working hours;
- g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors;

h. Control measures for dust and other air-borne pollutants. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times;

i. No bonfires to take place on the site at any time;

j. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented;

k. Details of proposed measures to be incorporated in order to minimise any potential impacts on the adjacent health related uses during the construction period.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- a. A programme of and phasing of demolition (if any) and construction work;
- b. The provision of long-term facilities for contractor parking;
- c. The arrangements for deliveries associated with all construction works;
- d. Methods and phasing of construction works;
- e. Access and egress for plant and machinery;
- f. Protection of pedestrian routes during construction;
- g. Location of temporary site buildings, compounds, construction material, and plant storage areas;
- h. Details of the methodology for ensuring dirt is not transferred onto the highway from the site which shall comprise a packaged drive through wheel wash facility and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety and having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase.

This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the Havant & Bedhampton Springs and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the local planning authority following the submission of full details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any proposed Piling or deep foundation using penetrative methods does not harm either groundwater resources or the amenity of nearby residents, in line with paragraphs 187 and 198 of the National Planning Policy Framework, Position statement N8 of the 'The Environment Agency's approach to groundwater protection', and policies CS16(6) & DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

Note/Informative

If piling is to be undertaken on this site, the least intrusive noise and vibration method of piling shall be employed at this site which is still capable of meeting the primary objectives of minimising short-term turbidity within the principal aquifer, or any long-term change in the degree of continuity between perched & deeper groundwater bodies. When seeking written consent, the application should be supported by an options appraisal and method statement which includes a reasoned justification for selecting a particular piling method, and which outlines any proposed mitigation methods to be employed to ensure that potential adverse effects (on groundwater, or upon local amenity) are minimised. It is expected that any submission under condition [10. – Piling] will be decided by the Local Planning Authority following consultation with The Environment Agency, Portsmouth Water and Environmental Health.

8. If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with the Environment Agency and Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9. During the construction period a watching brief shall be implemented for dissolution features/solution features. Both foundations and drainage excavation shall be inspected for the solution feature presence. The risk of dissolution shall be mitigated appropriately (e.g. stand-off zones and/or ground treatment).

Reason: In order to mitigate potential impacts on ground water having due regard to policy DM10 of Havant Borough Local Plan and the National Planning Policy Framework.

10. Prior to the commencement of development, details of the bund construction and their effectiveness in the prevention of pollution, having regard to the potential for lateral mitigation into adjacent ponds, shall be submitted to and approved in writing by the Local Planning Authority. Any improvements required to prevent pollution shall be included in the details. The development shall thereafter be carried out and thereafter maintained in accordance with the approved details.

Reason: To protect the quality of water having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11. The development hereby permitted shall not commence unless and until full details of the Surface Water Drainage Scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority, the Environment Agency, Portsmouth Water and Southern Water. The Surface Water Drainage shall be based on the information previously submitted, sustainable drainage principles and a comprehensive assessment of the hydrogeological context of the development. The scheme shall thereafter be implemented in accordance with the approved details before the building is first occupied.

Reason: To ensure that the development is suitably drained, for the avoidance of flood risk and to reduce the risk of groundwater pollution having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Note: The drainage scheme design will be required to take account of the location of any solution features present in order to avoid and mitigate risks.

12. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the building hereby approved. The submitted details shall include;
- a. Maintenance schedules for each drainage feature type and ownership.
 - b. Details of protection measures.

The development shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of ensuring the long term maintenance and protection of the surface water drainage system in the interests of avoiding flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

13. No development shall commence unless and until the following details of the proposed Surface Water SuDS scheme have been submitted to and approved in writing by the Local Planning Authority:
- Specifications of the responsibilities of each party for the implementation of the SuDS scheme.
 - Specifications of a timetable for implementation.

- The provision of a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The SuDS scheme shall thereafter be provided, managed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory provision, management and maintenance of the SuDS scheme to ensure that the development is satisfactorily drained to avoid flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. No development shall commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency, Portsmouth Water and Southern Water.

The scheme shall be implemented in accordance with the timetable agreed and other details as part of the approved scheme.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.
- details of the sewage pipe work layout and specifications.

Reason: In order to ensure that the foul water is appropriately drained in the interests of preventing flood risk, to manage the quantity of foul sewage and protect the Havant and Bedhampton Springs Source Protection Zone 1 in the development area having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. In accordance with Protect groundwater and prevent groundwater pollution 2024, the applicant must use the highest specification pipework and designs to minimise leakage.

15. The development hereby permitted must not be commenced until such time as a scheme to ensure protection and maintenance of the newly constructed flood bund and flood storage areas has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the schemes timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding, and to reduce the risk of flooding to the proposed development and future users.

Environment Agency Note:

Works within the red line boundary to remove a culvert in the Hermitage Stream to the north of the development, construct a flood bund and flood storage have already been completed, with details included in the application document "Flood Alleviation Completion Report". These works were carried out to reduce of the risk of flooding to the development and therefore it is important that they are maintained for the lifetime of the development.

16. The approved lines of site splays on drawings ITB200083-GA-001 Rev C, J32-5257-012 Rev A and J32-5257-005 Rev E shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway.

Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

17. Heavy Goods Vehicle use should be secured to occur outside of the operational hours of the office only and be restricted office use only

Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18. The proposed gates into the Portsmouth Water Offices are to remain open during the operational hours of the development

Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

19. In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

i) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to national recognised design construction standards and completed prior to occupation

ii) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to the nationally recognised design construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation. The report shall include the relevant construction details that the roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

20. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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

21. The development hereby permitted shall only be carried out in accordance with the Arboricultural Baseline Report & Impact Assessment including Arboricultural Impact Assessment (Reference: SLR Project No.: 402.064821.00002 3 June 2025 Rev: 03) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

22. A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights to include advance nursery stock where possible, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: In the interests of the character and appearance of the area, and to safeguard the health of existing trees which represent an important amenity feature in accordance with policies CS11, CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

23. Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures as detailed in the Ecology Addendum and Plan (Ecology Solutions, Ltd Ref: 11527 September 2023), Ecological Assessment (Ecology Solutions, Ltd 11527.EcoAs.vf June 2023), Habitats Regulations Assessment (Ecology Solutions, 11527.IHRA.vf June 2023) and Biodiversity Net Gain Assessment and Calculations (Ecology Solutions, August 2023) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006, Policy CS 11 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework

24. No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Noise from plant and equipment

25. If the eastern side of the proposed office block is leased out in the future, and requires additional air moving plant and equipment to be installed, an additional acoustic assessment to show that the rating level of any plant and / or equipment, fixed or mobile, for use as part of their unit, will be at least 5 dB below the existing background levels, which must be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have been established at nearest residential receptors, in the TRC Noise Impact Assessment report dated June 2023.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

26. The car parking hereby permitted shall not be brought into use unless and until 20% of the parking spaces are provided with Electric Vehicle (EV) charging points. The EV charging points shall thereafter be maintained in working order.

Reason: To ensure that sustainable parking is provided having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

27. Notwithstanding the submitted details the development hereby permitted shall not be brought into use unless and until revised details of short and long stay cycle parking provision has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided prior to the first use of the building and thereafter maintained.

Reason: In the interests of sustainable transport provision and having due regard to Havant Borough Council Parking SPD 2016, policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework/.

28. Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

29. Within 6 months of any phase of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 'Very Good' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

30. 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 policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

31. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

32. No part of the development shall be first brought into use unless and until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers/users 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.

10 APP/24/00749 - 97 New Brighton Road, Emsworth, PO10 7QS

(The site was viewed by the Site Viewing Working Party)

Proposal: Single storey side and rear extension to replace existing conservatory and first floor infill extension. Alterations to existing fenestration, recladding of existing rear extension and raising of existing extension roof. Roof extension to existing garage with front and rear dormers to create habitable space.

The Committee considered the written report and recommendation from the Development Manager to refuse permission.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. Written statements submitted by the applicant, its agent, and two members of the public.

The Committee was addressed by:

1. Mrs Bates, the applicant, who reiterated the issues set out in the written deputation submitted.

In response to questions from members of the Committee, Mrs Bates stated that the extension would be used by her and her family, and that she lives around the country.

In response to questions from members of the Committee, officers stated that:

- a. The property was locally listed, and was a non-designated heritage asset.
- b. The proposal would have a negative impact on the local street scene.

The Committee discussed the application in detail together with the views raised by deputees.

The Committee considered materials proposed for the build, the age of the property, the effect of the garage extension on the street scene and neighbouring properties, and the heritage status of the building.

RESOLVED that application APP/24/00749 be refused for the following reasons:

1. The proposed height, mass and bulk increase to the garage to facilitate a first floor with dormers, would by virtue of its prominent location forward of the established development of Wensley Gardens result in an unsympathetic development that would be harmful to the character of the area and overly prominent in the established street scene. Furthermore the enlarged garage building would by reason of its increase in height, mass and bulk when combined with its siting in proximity to the dwelling detract from the vernacular character and the setting of the Locally Listed Building No. 97 New Brighton Road, which is a non-designated heritage asset. The proposal therefore conflicts with Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations Plan) 2014, Policies H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

The meeting commenced at 5.30 pm and concluded at 8.02 pm

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Chairman