

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Three new refuse bin stores adjacent to the main entrances of the three buildings. Same footprint and appearance (materials, design concept, scale and use) as approved by permission APP/22/00129.
LOCATION:	Chichester House, Langstone House & Solent House Lockerley Road, Havant
REFERENCE NO:	APP/25/00643
APPLICANT:	Morgan Sindall
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	22/10/2025
APPLICATION EXPIRY DATE:	06/10/2025
WARD:	Leigh Park Central and West Leigh
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

Chichester House, Langstone House & Solent House are blocks of flats located to the north of Lockerley Road and to the east of Swarraton Road.

2. Planning History

98/55634/002 - Application to determine whether prior approval is required for the installation of 3 dual polar antenna, 2 microwave dishes (3 no. 600mm and 1 no. 300mm), a 5m high monopole, equipment cabin and ancillary development., PARP,21/12/1998

91/55634/001 - Continued display of non- illuminated banner until November 1991., REF, APP/17/00158 - Redevelop the current bin store areas to a purpose built fire proof sustainable structure which will be fully enclosed with lockable doors. , WD,03/10/2017

APP/19/01210 - Installation of new bin stores., INV, APP/20/00527 - Redevelopment of existing bin store areas to a purpose built fire proof sustainable bin store structure, fully enclosed with lockable doors. , PERM,27/08/2020

APP/21/01156 - Refurbishment of external elevations of each tower block to include replacement of windows, balcony railings and panels, parapet panels and upgrading of entrance cores., PERM,10/12/2021

APP/22/00129 - Chichester, Solent & Langstone House - redevelopment of bin store areas. PERM 27/04/2022

3. Proposal

Three new refuse bin stores adjacent to the main entrances of the three buildings. Same footprint and appearance (materials, design concept, scale and use) as approved by permission APP/22/00129.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Environmental Health

The above application has been reviewed by Environmental Health. The proposals seek to replace the existing bin stores at Havant Towers, the alterations include some minor works to landscaping and pedestrian access, and the construction of new bin stores.

Environmental Health has no objection to the proposals, however it is requested that the following informative note is included, should permission be granted.

Construction hours

To reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

Southern Water

No response received

Property Team

The new refuse areas as proposed are on land which is owned by HBC. The Property Team have agreed with Guinness Trust for the use of the land as per the proposed planning permission. In principle there is no objection to the proposals but Guinness will need to obtain consent from Havant Borough Council's Property Team, as landowner, for the works.

Ecology

, I can confirm that the submitted BNG information is now acceptable. The proposal will result in relatively minimal biodiversity impacts, affecting small areas of modified grassland as well as planted ornamental trees.

If you are minded to grant permission, can I suggest that all BNG matters are secured with the following condition.

I would recommend that all BNG requirements are secured through condition. Recommended condition wording is provided below.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Small Sites Metric (Morgan Sindall, August 2025) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
- (1) the pre-development biodiversity value of the on-site habitat;*
- (2) the post-development biodiversity value of the on-site habitat;*
- (3) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
- (4) any biodiversity credits purchased for the development; and*
- (5) any such other matters as the Secretary of State may by regulations specify.*

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (1) a non-technical summary;*
- (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*

- (3) *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (4) *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (5) *the monitoring methodology and frequency in respect of the created or enhanced habitat.*

Notice in writing shall be given to the Council when the:

- (6) HMMP has been implemented; and*
- (7) habitat creation and enhancement works as set out in the HMMP have been completed.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

If you have any queries, please don't hesitate to contact me.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice	01/10/2025	22/10/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 197

Material planning considerations are addressed in Section 7.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Drainage
- (v) Biodiversity Net Gain

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Planning permission was granted for three refuse stores at Solent, Langstone and Chichester Houses in August 2020 under references APP/20/00525, 526 and 527. The permissions were for utilitarian steel frame enclosures with a mesh infill. This is now regarded as not appropriate due to their prominent locations. A further application was made under planning reference APP/22/00129 however this permission has now expired. The current application reflects the proposals agreed under APP/22/00129.

(ii) Impact upon the character and appearance of the area

7.4 The proposed bin stores would be sited at the north west corners of both Solent House and Langstone House and to the south east corner of Chichester House in the same locations as previously approved .

7.5 Solent House bin store would have dimensions of approximately 5x4 metres , Langstone House would be of the same size and Chichester House would be slightly larger at approximately 6x 4 metres. All three buildings would have the same design ,with the roof being flat , doors at each end and with louver perforated screens . Proposed materials comprise of brickwork to the elevations, metal roof and perforated doors which would be powder coated to match the entrance door colours.

7.6 The proposed bin store buildings are considered to be in keeping with the surroundings in both scale and design and the proposal is deemed to be acceptable in regards to its impact on the surroundings .

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 and CS8 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.8 The redevelopment of the bin store, would not materially change the impact of this facility on the amenity of residents in the locality.

7.9 The Council's Environmental Health Officer commented on the application raising no objection subject to a condition and informative's. These have been forwarded to the applicant's agent and added to the recommendation.

(iv) Drainage

7.10 Southern Water have not responded to the consultation request to this application however they did not object to APP/22/00129 and an informative was applied under that application and that shall be reapplied with this application.

(v) Biodiversity Net Gain

7.11 This site is BNG liable. The applicant has supplied a biodiversity metric which shows that planting will replace the grassland lost. Havant's Ecologist has been consulted on this proposal and has no objection to uphold. The default BNG condition has been applied in this instance.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to **Approve with Conditions** for application APP/25/00643

Conditions:

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:

Proposed site plan 442032-FCG-ST-XX-DR-B-1000-S4-P01

Chichester House proposed floor plan 442032-FCG-CH-ST-DR-B-1008-S4-P01 - 29/07/2025

Proposed floor plan Langstone House 442032-FCG-LH-ST-DR-B-1007-S4-P01 29/07/2025

Proposed floor Solent House 442032-FCG-SH-ST-DR-B-1006-S4-P01 29/07/2025

Proposed bin store elevations Langstone House 42032-FCG-LH-EL-DR-B-2202-S4-P01 28/07/2025

Proposed bin store elevations Solent House 442032-FCG-SH-EL-DR-B-2201-S4-P01 28/07/2025

Proposed bin store elevations Chichester House Proposed 442032-FCG-CH-EL-DR-B-2203-S4-P01 25/07/2025

Existing site and block plan 442032-FCG-ST-XX-DR-B-1001-S4-P01 31/07/2025

Design and Access Statement August 2025 reference 442032-FCG-XX-XX-DA-B-0401-S4-P01

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities 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.

4 Any external lighting provided to these structures, whether for security purposes or to facilitate access after dark, must not impact on any residential receptors within the vicinity.

Reason: To protect the occupants of nearby residential properties from light disturbance / nuisance in accordance with Policy CS16 of the Havant Borough Core Strategy 2011

5 A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Small Sites Metric (Morgan Sindall, August 2025) and must include:

- (8) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
- (9) the pre-development biodiversity value of the on-site habitat;
- (10) the post-development biodiversity value of the on-site habitat;
- (11) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;
- (12) any biodiversity credits purchased for the development; and
- (13) any such other matters as the Secretary of State may by regulations specify.

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (14) a non-technical summary;
- (15) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (16) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (17) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (18) the monitoring methodology and frequency in respect of the created or enhanced habitat.

Notice in writing shall be given to the Council when the:

(19) HMMP has been implemented; and

(20) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Informatives:

GR1 Granted Perm Working with Applicant

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.

To reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

The applicants are advised that there is a need to obtain consent from Havant Borough Council's Property Team, as landowner for the proposed works.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

