

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 30 January 2025

Present

Councillor Brown (Chairman)

Councillors Keast (Vice-Chairman), Shimbart, Hagan, Horton, Tansom, Lind, Robert, Fairhurst (Standing Deputy) and Rason (Standing Deputy)

Other Councillors Present:

Councillor(s): Philippa Gray

114 Apologies for Absence

Apologies for absence were received from Councillors Diamond and Hulls.

115 Minutes

RESOLVED that the minutes of the Planning Committee held on 09 January 2025 and the minutes of the Site Viewing Working Party held on 23 January 2025 be approved as a true record and signed by the Chairman.

116 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

Councillor Lind declared that although he was the relevant ward councillor in relation to APP/24/00612, he did not have a conclusive view and would examine all of the facts and evidence presented before deciding on which way to vote on the application.

117 APP/24/00612 - Land south of Lower Road and west of Old Manor Farm, Havant

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

Proposal: Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works.

The Committee considered the written report and recommendation from the Head of Planning to grant approval.

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

1. Written statements submitted by Mr Tate, Mr Moody and Ms Mills.
2. an update sheet which included further information requested by the Site Viewing Working Party, a further letter of representation, and updated recommendations and conditions.

The Committee was addressed by:

1. Mr Tate, who reiterated the issues set out in the written deputation submitted.

In response to questions from the Committee, Mr Tate stated that:

- a. He believed that the applicant had not declared the adjoining land that was owned by them at the time of the planning application.
 - b. The adjoining land that was owned by the applicant was east of the Phase 1 development.
2. Mr Moody and Ms Mills, the applicant's agents, who reiterated the issues set out in their written deputations. They have also added that there would be no statutory requirement to submit a red and blue line plan for a reserved matters application.

In response to questions from members of the Committee, Mr Moody and Ms Mills stated that:

- a) The mechanical venting could pull clean, fresh air in the dwellings.
 - b) The construction compound would be controlled by a construction and environmental management plan, and would be controlled as part of a discharge of planning conditions.
 - c) Deferring the application would bring significant negative impacts to the applications as there would be time restrictions in terms of ecological surveys etc.
 - d) The chimneys depicted on the elevations were decorative.

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

- Officers were satisfied that there was no statutory requirement for the applicant to include 'land within a blue line' on a reserved matters application submission.
- The route of Narrow Marsh Lane was entirely outside of the Phase 2 outline and the reserved matters application areas.

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

- a. There was no requirement in the approval for the phase 1 development for a restorative work on Narrow Marsh Lane.
- b. The Hampshire County Council archaeologist did not object to the phase 1 proposal of the development.
- c. The scope of the application would only include the appearance, scale, landscape and layout of the 43 dwellings.
- d. There was only a requirement for a red site line to be outlined in the reports.
- e. There would be topsoil on the Narrow Marsh Lane area, and it would be consistent with future landscaping intentions by the applicant required under the phase 1 approval.
- f. In respect of the Phase 1 development, the inspector concluded that the Narrow Marsh Lane had a limited degree of heritage significance, and classified it as a non-designated heritage asset.
- g. In respect of the Phase 1 development, the inspector concluded that the benefits outweighed the harms brought by that planning scheme.
- h. Surface water run-off and foul water discharges would be separate matters for this development.
- i. Surface water drainage requirements would have to be satisfied prior to the commencement of the development.
- j. The Lead Local Flood Authority and the officers were content with the surface water drainage arrangements of the site.

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

The Committee considered the appearance and the landscaping of the dwellings, the sustainability of the development, the effects of the development on Narrow Marsh Lane, and the heritage status of Narrow Marsh Lane.

RESOLVED that application APP/24/00612 be granted approval subject to:

- (A) No objection from Natural England being received within the statutory 21 day consultation period;
- (B) The following conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision)

accordance with the following approved plans:

Location Plan Thrive LP.01 A
 Coloured Site Layout * Thrive CSL.01 B
 Site Layout Thrive SL.01 B
 Affordable Housing Layout Thrive AHL.01 B
 Boundary Materials Layout Thrive BML.01 B
 Dwelling Materials Layout Thrive DML.01 B
 Parking Strategy Layout Thrive PSL.01 B
 Refuse Strategy Layout Thrive RSL.01 B
 Street Elevations – Sheet 1 Thrive SE.01 C
 Street Elevations – Sheet 2 Thrive SE.02 C
 Coloured Street Elevations - Sheet 1 * Thrive CSE.01 C
 Coloured Street Elevations – Sheet 2 * Thrive CSE.02 C
 House Type S2.1 (Block of 2) – Elevations Thrive
 HT.S2.1(2blk).e C
 House Type S2.1 (Block of 2) - Floor Plans Thrive
 HT.S2.1(2blk).p B
 House Type S2.1 (Block of 3) – Elevations Thrive
 HT.S2.1(3blk).e C
 House Type S2.1 (Block of 3) - Floor Plans Thrive
 HT.S2.1(3blk).p B
 House Type S3.2 (Block of 2) – Elevations Thrive
 HT.S3.2(2blk).e C
 House Type S3.2 (Block of 2) - Floor Plans Thrive
 HT.S3.2(2blk).p B
 House Type 2.1 (Block of 2) – Elevations Thrive
 HT.2.1(2blk).e C
 House Type 2.1 (Block of 2) - Floor Plans Thrive
 HT.2.1(2blk).p C
 House Type 3.1-A - Elevations Thrive HT.3.1-A.e C
 House Type 3.1-A - Floor Plans Thrive HT.3.1-A.p C
 House Type 3.2 (Block of 2) – Elevations Thrive
 HT.3.2(2blk).e C
 House Type 3.2 (Block of 2) - Floor Plans Thrive
 HT.3.2(2blk).p C
 House Type 3.2 - Plans and Elevations Thrive HT.3.2.pe C
 House Type 3.6 - Elevations Thrive HT.3.6.e C
 House Type 3.6 - Floor Plans Thrive HT.3.6.p C
 House Type 4.1 - Elevations Thrive HT.4.1.e C
 House Type 4.1 - Floor Plans Thrive HT.4.1.p C
 House Type 4.2 - Elevations - Option 1 Thrive HT.4.2.e1 C
 House Type 4.2 - Elevations - Option 2 Thrive HT.4.2.e2 C
 House Type 4.2 - Floor Plans - Option 1 Thrive HT.4.2.p1 C
 House Type 4.2 - Floor Plans - Option 2 Thrive HT.4.2.p2 C
 House Type 4.5 - Elevations Thrive HT.4.5.e C
 House Type 4.5 - Floor Plans Thrive HT.4.5.p C
 House Type 4.6 - Elevations Thrive HT.4.6.e C
 House Type 4.6 - Floor Plans Thrive HT.4.6.p C
 House Type 4.7 - Elevations Thrive HT.4.7.e C
 House Type 4.7 - Floor Plans Thrive HT.4.7.p C

Garage - Single - Floor Plan and Elevations Thrive
GAR.01.pe A
Garage - Double - Floor Plan and Elevations Thrive
GAR.02.1.pe A
Garage - Twin - Floor Plan and Elevations Thrive
GAR.02.2.pe A
Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1001 P05
Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1002 P05
Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1003 P06
Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1004 P05
Specifications Terra Firma 2255-TFC-00-00-DR-L-1005 P05
Landscape General Arrangement (site wide) Terra Firma 2255-TFC-00-00-DR-L-1006 P04
Drainage Strategy Layout MJA 6430-MJA-SW-XX-DR-C-001 P14
Survey Drawings 1-6, plus 'gas main, water main & perforated pipes' drawing (7 drawings in total) Encompass 6NN3A -
Greenfield Plan MJA 6430-MJA-SW-XX-DR-C-005 P1
Impermeable Areas MJA 6430-MJA-SW-XX-DR-C-006 P2
Levels Layout MJA 6430-MJA-SW-XX-DR-C-002 P5
Engineering Review and Vis Splays MJA 6430-MJA-SW-XX-DR-C-003 P6
Refuse Tracking Layout MJA 6430-MJA-SW-XX-DR-C-500 P6
Fire Appliance Tracking Layout MJA 6430-MJA-SW-XX-DR-C-501 P6
SUV Car Tracking Layout MJA 6430-MJA-SW-XX-DR-C-502 P5
Pump Station Tracking Layout MJA 6430-MJA-SW-XX-DR-C-503 P4
Potential Visitor Parking Tracking Plan MJA 6430-MJA-SW-XX-DR-C-504 P2

The following documents have also been considered in the determination of this application:

Application Form Pegasus Group 31.07.2024
CIL Information Form Pegasus Group 15.11.2024
Covering Letter Pegasus Group 31.07.2024
Planning Statement (inc. Affordable Housing Statement) Pegasus Group P23-1017 3 July 2024
Development Quality Standards Checklist Pegasus Group - July 2024
Statement of Community Involvement Pegasus Group P23-1017 2 July 2024
Design and Access Statement Thrive BARG230421 A

22.07.2024
Accommodation Schedule Thrive BARG230421 H
28.10.2024
CIL Calculations Thrive BARG230421 B 11.11.2024
Heritage Statement SLR 425.065736.00001 3 24.07.2024
Flood Risk Assessment and Drainage Strategy MJA
SS/21/0433/6430 Rev. G updated 17/01/2025.
Drainage Strategy Technical Note MJA SS/23/0157/6430
Rev. E 13.11.2024
Surface Water Checklist MJA July 2024
Stage 1 Road Safety Audit Traffic Management
Consultants (via
MJA) A 15.07.2024
Ecology Mitigation & Enhancement Strategy (EMES) *
Aluco November 2024
Biodiversity Net Gain Metric Aluco - 25.07.2024
Nitrogen Budget Plan Bargate Homes - - 24.07.2024
Nitrogen Budget Calculator V3 submitted 14/01/2025
Havant Occupancy Calculator submitted 14/01/2025
Noise Impact Assessment 24 Acoustics R8907-4 5
26.07.2024
Transport Technical Note (new document) i-Transport
SJ/ITB12174-022 15.11.2024
Infiltration Testing Results Geo-Env
GE20565/FG01/220111 11.01.2022
Winter Monitoring Results Geo-Env GE20565 2021-2022
Winter Groundwater Monitoring Letter Geo-Env
GE20565/WP01/220401 01.04.2022
Borehole Prelim Information Letter Geo-Env
GE20814/WP01/220429 29.04.2022
Borehole Ground Investigation Letter Geo-Env
GE20814/WP02/220518 18.05.2022
Winter Monitoring Results (2 no. documents) Geo-Env
GE21231 2022-2023
Winter Monitoring and Swale/Basin Locations Geo-Env
GE21231/TM01/221014 14.10.2022

-
Reason: - To ensure provision of a satisfactory development.

- 2 No development above slab level shall take place until an Acoustic Design Statement setting out the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, shall be submitted to and approved in writing by the Local Planning Authority. The report shall set out how the mitigation measures shall meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. The acoustic mitigation report shall also stipulate which units will use passive ventilation and which will use

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

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 3 No development above slab level shall take place until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority. Where future residents will need to keep windows closed to mitigate noise from road traffic sources (especially overnight) the applicant will need to provide an Overheating assessment shall be in accordance with CIBSE TM59 (2017) and Approved Document 'O' which supports Part O of Schedule 1 to the Building Regulations 2010, to demonstrate that indoor temperatures will be acceptable in the absence of open windows where windows will need to be closed to mitigate noise (especially overnight). The development shall be carried out in accordance with the approved details.

Reason: To ensure that the internal residential amenities are not impacted on by overheating, especially during periods where windows cannot be opened for any reasonable length of time due to external traffic noise levels in particular in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No dwelling shall be occupied until a post completion noise survey has been undertaken and a report submitted to and approved in writing by the local planning authority. The post validation testing will need to be undertaken by a competent person to determine compliance with the BS8223:2014 standards. Such testing should be achieved using at least 3 sample dwellings, nearest to the measurement positions Locations 1, 2 & 3. A report shall be produced which details the post validation testing that has taken place. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, especially at bedroom and living room first floor level, and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. In addition to a windows closed scenario, levels should also be provided with windows in an open position. Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq, 16 hour with an upper guideline value of 55 dB LAeq, 16 hour in noisier environments. External amenity area levels are also required to

be tested upon completion, to confirm the levels detailed here, and as a result of any proposed mitigation measures, have been met.

Reason: To ensure the residential amenity of the property will not be impacted upon by any external noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 No floodlighting, street lighting or other form of external lighting scheme, including at or on dwelling units, shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants outside of and within the development from light disturbance / nuisance and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 There shall be no piling carried out on site unless a detailed methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology should seek the least intrusive noise and vibration method of piling and shall detail proposed mitigation methods to be employed, to ensure minimal impact on the nearest residential receptors.

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

- 7 The development hereby permitted shall not be brought into use until visibility splays shown on drawing 6430-MJA-SW-XX-DR-C-003 Rev P6 have been provided. Nothing over 0.6m in height above the level of the adjacent carriageway shall be placed or permitted to stay within the visibility splay.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the hereby approved details, no development shall commence above slab level until a scheme detailing hard landscape works has been submitted to and approved in writing

by the Local Planning Authority. The scheme shall include plans showing the details and samples of the hard surfacing materials and a programme for the provision of the hard landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided, the works shall be retained in perpetuity.

Reason: In the interests of amenity and of the environment of the development and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

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

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 10 No dwelling shall be occupied until a report detailing measures to protect children and other vulnerable users from open water within the site and the railway beyond the site boundary and other potential hazards has been submitted to and approved in writing by the Local Planning Authority. The report shall include a programme for provision of mitigation measures. Thereafter the mitigation measures shall be provided in accordance with the approved details and retained in perpetuity.

Reason: In the interest of public safety and having regards to policy CS16 of the Havant Borough Core Strategy 2011 and paragraph 102 the National Planning Policy Framework.

- 11 No development shall commence until a sustainability statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability statement shall detail how the dwellings shall achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2013 Building

Regulations. Consideration should also be given to the minimising the visual impacts on the setting of the Conservation Area and shall minimise impacts on the amenities of the occupiers of the site and neighbouring properties. The development shall be carried out in full accordance with the approved details.

Reason: In the interest of sustainability and having regards to the Council's Housing Delivery Position Statement and policies CS11, CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.

- 12 All the windows at or above 1st floor level in the side elevations of plots 2, 7, 10, 21, 32, 38 and the rear (northern) elevation of 26 shall

- i) If openable, consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
- ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework

- 13 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order), no additional windows or other openings shall be constructed within the rear (northern) elevation of Plot 26 without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework

- 14 No dwelling shall be occupied until a detailed design of the play space has been submitted to and approved in writing by the Local Planning Authority. The detailed design shall include the equipment mix to be provided to encourage all ages and abilities to enjoy the areas safely, together. It should detail how each area is inclusive and accessible for all regardless of age or ability. It should include a range of play experiences such as natural play

space, swinging, spinning, climbing, bouncing and sensory provision. Details shall be provided on the robustness of materials to be used, their life expectancy, types of safety surfacing and whether fencing and gates are proposed. Detail should also be provided on the ancillary items to be provided such as number and location of bins, seating areas and bike storage.

Reason: In the interests of the amenities of the area and to promote health and wellbeing and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 15 Prior to the occupation of any dwelling, the allocated vehicle and cycle parking spaces and any necessary turning spaces necessary for the safe access to that dwelling shall be constructed in accordance with the approved plans. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

118 APP/23/01077 - Recreation Ground, Hobby Close, Wecock, Waterlooville

Proposal: Land raising of the north end of the Recreation Ground using inert clean imported soil material.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which included an update sheet containing revised recommendations for the application.

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

- a. The ecological assessment of the application had concluded that there would not be harm to any species of animals in the site.
- b. There would be a requirement to protect pedestrian routes during the period of construction.
- c. Due to material shortages, the implementation of planning permission was recommended to be extended by an additional 2 years, to 5 years.

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

The Committee considered the necessity of the works to be carried out in this application.

RESOLVED that application APP/23/01077 be granted permission subject to:

- a) an agreement with the Environment Agency of the details of the aggregate sample testing to be undertaken, as required by Condition 5

and

- b) The following planning conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision).

- 1 The development must be begun not later than five 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 Land Form Location, Existing Levels and Contours
(drawing number 2018-14-011)

Proposed Land Form Access (drawing number 2018-14-012)

Proposed Land Form Proposed Levels and Layout (drawing
number 2018-14-013)

Proposed Land Form Suggested Site Operations (drawing number
2018-14-014)

Proposed Land Form Suggested Site Operations (drawing number
2018-14-015)

Proposed Land Form Proposed Sections (drawing number 2018-
14-016)

Tree Location Plan

Design and Access Statement by CELT (December, 2023)

Arboricultural Method Statement by Bernie Harverson (March,
2024)

Ecology, Tree Protection Fencing, Site Preparation & Clearance,
Habitat Management & Enhancement by Ecosupport (June, 2020)
Method Statement by L&S (July, 2022)

Materials Management Plan - Hobby Close by L&S (July, 2022)

Material Management System by L&S (May, 2022)

Construction Noise Assessment by Portsmouth City Council (June,
2020)

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological mitigation measures detailed within the Ecology, Tree Protection Fencing, Site Preparation & Clearance, Habitat Management & Enhancement by Ecosupport (June, 2020) unless otherwise

agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity on site in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the importation of the manufactured aggregate, a sampling/monitoring strategy shall be submitted in writing to, and agreed in writing with the Local Planning Authority. The strategy shall be appropriately robust, and tested for a suitably broad suite of contaminants.

Reason: To ensure that the proposed development does not pose a risk to the inner source protection zone for a strategically important public water supply abstraction in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the deposit of the manufactured aggregate, sampling shall be undertaken to demonstrate the suitability of the proposed material. This sampling shall be undertaken on actual material that is to be deposited. The sampling shall be in line with the agreed sampling/monitoring strategy. The results of this sampling shall be supplied in writing to the Local Planning Authority for approval.

Reason: To ensure that the proposed development does not pose a risk to the inner source protection zone for a strategically important public water supply abstraction in accordance with Policy DM10 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 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 works;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works, including delivery hours;
 - (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 wheel wash and road sweeping.
- Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In the interest of highway safety and amenity of nearby occupiers in accordance with Policies CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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. The plan shall demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and security / site lighting, on nearby residential receptors. The following shall be added to any CEMP submitted and shall be in operation for all phases of the proposed works. 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. 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.
 - c. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site, shall only take place within the permitted hours advised within the Design and Access Statement as stated 08:15 to 16:30 Monday to Friday.
 - d. 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.
 - e. Procedures for emergency deviation of the agreed working hours
 - f. 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.
 - g. Control measures for dust and other air-borne pollutants. It shall 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 shall 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 to be kept damp at all times.

h. Details of wheel washing facilities to be provided on the site to prevent the dispersal of mud and soil onto the car park area leading to the site access, and the surrounding highways.

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

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 in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 The development shall be carried out strictly in accordance with the submitted Arboricultural Method Statement by Bernie Harverson (March, 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the submitted detail, no development on site shall commence until a Tree Protection Plan prepared in accordance with BS 5837:2012 has been submitted to and agreed in writing with the Local Planning Authority. This shall include the positions and the design of physical protection methods, that will protect trees from the construction process. Development shall be carried out in accordance with the approved detail.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 10 The improvement works to the playing field/pitch hereby permitted shall be carried out and laid out in accordance with the standards and methodologies set out in the Sport England guidance note "Natural Turf for Sport" (2011).

Reason: To ensure the quality of playing field/pitches is satisfactory and fit for purpose and to accord with Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 11 No above ground construction shall be carried out until details of the condition of the existing ditch taking surface water from the site, and if necessary, improvement to it have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 Notwithstanding the submitted plans no above ground development shall be commenced until further details have been submitted to and approved in writing by the Local Planning Authority in respect to the proposed landscaping. The development shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following completion of the ground works hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced with others of the same size, species and location within the first available planting season.

Reason: To ensure provision of a satisfactory development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 A Materials Management Plan (MMP) Verification Report shall be submitted to, and approved in writing by the Local Planning Authority prior to the bringing into use of any relevant part of the development hereby permitted. Verification reporting may take a spatially-phased approach, but must demonstrate that imported soils placed within the boundary of the relevant part of the development land accord with the standards set out in the approved MMP.

Reason: To prevent placement soils containing concentrations of contaminants which pose a material risk to controlled waters (Source protection Zone 1, the Havant and Bedhampton Springs or Wallington North) or to human health (future users of the site, especially children); in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

The meeting commenced at 5.30 pm and concluded at 6.56 pm

.....

Chairman