



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Engineering Services
Hampshire County Council
The Castle
Winchester
Hants
SO23 8UD

Application No: **APP/25/01004**

HCC Ref: HVG007

For: Hampshire County Council

Date of Application: 27 November 2025

Hampshire County Council, as County Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 15 conditions and statutory Biodiversity Net Gain conditions:

Development: **Demolition of the existing footbridge and construction of a replacement footbridge**

Site address: **Havant Footbridge, Havant PO9 2AB**

Reason for Approval

It is considered that the proposal would be in accordance with the Policies CS4, CS6, CS11, CS15, CS16, CS19, CS20, DM6, DM10, DM11 and DM14 of the Havant Borough Local Plan (2011) as well the relevant paragraphs of National Planning Policy Framework (2025), and that it would be acceptable in terms of its design and sustainability, and it would not harm the character of the area, the local biodiversity and arboriculture, the local highway and railway network, the local water environment and on climate change, the local historic environment or the amenity of local residents, businesses, visitors or the environment.

IMPORTANT - Biodiversity Gain Condition

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

All enquiries should be referred to Universal Services, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

Director of Universal Services
24 February 2026

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This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Further information about the Biodiversity Net Gain status of this application and how to comply with this statutory condition are set out below within the notes.

Conditions

Commencement of Development

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Hours of Construction Operations and Activities

2. The hours of working during the construction phases of the development hereby permitted, including associated vehicular movements, shall be restricted to 07:00 to 18:00 hours Mondays to Fridays, 07:00 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays.

The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and from the site and the movement of construction vehicles within the curtilage of the site.

Reason: To safeguard the amenity of the area and those living, working and visiting within it in accordance with Policies CS6 (Regeneration of the Borough), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and DM10 (Pollution) in the (HBLP (2011)).

Pre-commencement - Noise and Vibration

3. Prior to the commencement of the development hereby permitted, notwithstanding the approved GRAHAM Construction Environmental Management Plan PF10-PR10-

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43-F001 (03/03/2025), a noise and vibration monitoring plan shall be submitted to and approved in writing by the County Planning Authority. The monitoring regime shall include:

(a) Noise Monitoring

- (i) Continuous real-time monitoring of construction noise levels (LAeq,T and LAF,max) at agreed receptor locations;
- (ii) Noise alert thresholds set at agreed site noise limits in accordance with methodology detailed in Annex E of BS5228-1:2009, with instant notifications to the site manager for prompt decision making;
- (iii) Implementation of appropriate mitigation actions in the event of any exceedances (e.g. dynamic adjustments to working methods); and
- (iv) Noise monitoring logs to be made available to Havant Borough Council Environmental Health team upon request, within 48 hours.

(b) Vibration Monitoring

- (i) Continuous real-time tri-axial vibration monitoring with remote data storage, analysis, and transmission capabilities at sensor locations agreed in writing with the LPA;
- (ii) Peak Particle Velocity (PPV) vibration alert levels will be set in line with the limits agreed with the LPA, with instant notifications sent to the site manager to enable prompt decision-making;
- (iii) Implementation of appropriate mitigation actions in the event of any exceedances; and
- (iv) Vibration monitoring logs to be made available to Havant Borough Council Environmental Health team upon request, within 48 hours.

The noise and vibration monitoring regime shall be maintained for the duration of all noise and vibration intensive demolition and construction activities.

Reason: To protect the amenity of neighbouring occupiers and to ensure prompt mitigation of potential adverse impacts from noise and vibration emissions in accordance with Policies CS6 (Regeneration of the Borough), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and DM10 (Pollution) in the (HBLP (2011)). This is a pre-commencement condition to ensure



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the development has appropriate noise and vibration-related mitigation and thus goes to the heart of the permission.

Pre-commencement - Acoustic Screening

4. Prior to the commencement of the development hereby permitted, written confirmation shall be provided that the site has been bound on all sides by solid site hoarding, to a height of 2.4 metres. The hoarding shall be constructed from solid, imperforate panels with a minimum mass of 17 kg/m². The edges and joints between panels will be sealed to ensure full acoustic integrity.

If any hoarding panels are removed and/or damaged during demolition or construction operations, they will be replaced and/or repaired within 72 hours with matching panels so that screening properties are maintained as approved.

Reason: To protect the amenity of neighbouring occupiers and to ensure prompt mitigation of potential adverse impacts from noise emissions in accordance with Policies CS6 (Regeneration of the Borough), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and DM10 (Pollution) in the (HBLP (2011)). This is a pre-commencement condition to ensure the development has appropriate noise and vibration-related mitigation and thus goes to the heart of the permission.

Pre-commencement - Landscape Environment Management Plan (LEMP)

5. No development shall commence until a Landscape Environmental Management Plan (LEMP) has been submitted to and approved by the County Planning Authority in writing. The LEMP shall specify the following:
 - a) the types, size and species of all trees and shrubs to be planted including details showing this will be developed into a landscape feature/s;
 - b) details of all trees to be retained;
 - c) details of all trees to be removed (to be removed under the supervision of an qualified ecologist if during nesting season);
 - d) details of fencing/enclosure of the site, phasing and timescales for carrying out the works;
 - e) the provision for future maintenance;

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- f) details on safe working practices (risk assessment and method statements) to show how any banks or steeper slopes can be planted and maintained safely;
- g) confirmation that all planting shall be completed in accordance with the approved details (and to the appropriate British Standard), and by the end of the first planting season following completion of the development.

The approved LEMP shall be implemented in full as approved.

If at any time, in the five years following the replacement footbridge being brought into use, any tree, shrub or hedge shall for any reason die, become diseased, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season as approved in advance by the County Planning Authority.

The development shall thereafter be carried out and monitored strictly by a qualified, professional arboriculturist.

Reason: To safeguard this section of the mainline railway and protect the local population and receiving natural environment, including in the interest of visual amenity, in accordance with Policies CS6 (Regeneration of the Borough) and CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)). This is a pre-commencement condition as landscaping details that protect and enhance the surrounding landscape need to be agreed prior to the commencement of the development and thus goes to the heart of the planning permission.

Pre-commencement - Habitat Management and Monitoring Plan (HMMP)

6. Prior to the commencement of the development hereby approved, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the County Planning Authority. The HMMP shall detail how the on-site Significant Gains detailed in the required Biodiversity Gain Plan will be retained, created, enhanced, managed, and monitored and reported to the County Planning Authority, for a period of 30 years following completion of the development.

The HMMP shall be managed and maintained in accordance with the approved details for 30 years from the date of completion of the development. Completion of

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the development shall be considered to be when the required planting and seeding of the approved habitats has been implemented and notification provided to the County Planning Authority.

Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, National Planning Policy Framework (2024) and Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)). This is a pre-commencement condition to ensure effective ecological mitigation and management is possible and therefore goes to the heart of the permission.

Pre-construction - External Lighting

7. No fixed external lighting shall be installed, whether temporarily required during demolition or construction operations or installed permanently within the replacement footbridge hereby permitted until a lighting mitigation scheme that includes Lux levels, locations, hours of use, and including screening methods such as cowling or shrouding to minimise directional light spillage off-site towards both the mainline railway and the nearby residential properties on Elmleigh Road (north-west and north-east of the replacement footbridge) has been submitted to the County Planning Authority and approved in writing.

Once approved, the scheme shall be implemented in full at all times.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)).

Pre-construction - Archaeology

8. In accordance with Paragraph 5.6 of the applicant's Planning Statement (October 2025), if any ground preparation works are required to install a works compound or works area associated with the development hereby permitted, a scheme detailing its location, scale, any foundations/bases, along with archaeological mitigation and

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restoration shall be submitted in writing to the County Planning Authority for written approval. Once approved, the scheme shall be implemented in full as approved.

Reason: To protect local cultural heritage within Havant Borough from demolition and construction operations in accordance Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)).

Construction Environmental Management Plan (CEMP)

9. Notwithstanding the requirements of Condition 3 above, the demolition and construction operations, shall be implemented in full at all times throughout the entire demolition and construction period the approved GRAHAM Construction Environmental Management Plan reference: PF10-PR10-43-F001 (03/03/2025) Construction Environmental Management Plan (CEMP).

Reason: To safeguard this section of the mainline railway and protect the local population and environment in accordance with Policies CS6 (Regeneration of the Borough), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and DM10 (Pollution) in the (HBLP (2011)).

Construction Management Plan

10. The demolition and construction operations, including vehicular movements to and from the development hereby permitted, shall be implemented in full at all times throughout the entire demolition and construction period in accordance with the requirements of the approved Construction Management Plan (September 2025) ref: PF10-PR10-01-F004 Rev P01.

Reason: To safeguard local highway capacity and road safety during demolition and construction operations in accordance with Policies DM10 (Pollution) and DM12 (Mitigating the Impacts of Travel) in the (HBLP (2011))

Ecological Mitigation and Enhancement Strategy

11. The development hereby permitted shall be implemented in full in accordance with Section 6. 'Mitigation and Enhancement Strategy' of the approved 'Ecological

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Appraisal and Baseline Biodiversity Net Gain Assessment' by Hampshire County Council Ecology Team (March 2025 (Rev 4 January 2026)).

Reason: To protect and enhance local biodiversity in accordance with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)).

Bat Boxes

12. Within two months following the completion of the replacement footbridge, details for the installation of two bat boxes to be attached on a suitable structure or trees on site including type and location shall be submitted to the County Planning Authority for written approval.

Within two months of approval of the type and location, the boxes shall be installed as approved together with photographic confirmation of installation provided to the County Planning Authority. If at any time in the five years following the replacement footbridge being brought into use, they are removed or damaged they shall be replaced in the same location with another box/boxes within six months as approved in advance by the County Planning Authority.

Reason: To protect and enhance local biodiversity in accordance with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) in the (HBLP (2011)).

Pre-construction - Materials, Finishes, Paintwork, Privacy and Security Measures

13. Construction of the replacement footbridge hereby permitted shall not commence until the final materials, finishes, paintwork, privacy and security measures have been submitted to and approved in writing by the County Planning Authority. This shall include addressing the following design considerations:

General design

- a) Flights of steps range from 4 to 13. Consideration should be given to ensure all flights of steps are evenly distributed between landing areas; and

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- b) Given the visual prominence of the proposed bridge into Havant Park and its subsequent impact of the character of the park, there is an opportunity to soften the industrial style of the structure. A higher specification of parapet detailing to mitigate this impact - one opportunity could be to utilise bespoke perforated metal designs which depict images relevant to Havant (water springs, parchment, glove making etc).

Detailed design

- c) The proposed wooden fence under the ramp adjacent to the HBC car park must be designed in such a way as to ensure that there is no public access below the ramp/steps. The submitted proposed elevation drawing only shows the wooden fence up to the second parapet which will allow public access - this could lead to anti-social behaviour. Furthermore, this wooden fence design must be mirrored on the Havant station ramp. The submitted visualisations show a gap between the palisade station fence and the proposed wooden fence, whereas the elevation drawings show the fence only going halfway up the ramp.
- d) The proposed General Arrangement drawing shows a concrete column within the shared footpath in Havant Park, which links into Havant Station. This cycle route forms a part of NCN cycle route no. 22. The proposals must confirm the realignment of the footpath to ensure appropriate widths have been provided;
- e) Updated elevation drawings should be submitted to confirm the proposed vertical headroom where ramps/steps are above existing footpaths to ensure that appropriate head rooms can be achieved;
- f) Measures are required in order to stop unauthorised access to the station platform from the proposed steps to the station forecourt/vehicle turning area;
- g) The submitted landscape proposed details drawing does not demonstrate any proposed landscape details. This should be amended - it is expected there would be some proposed planting given the loss of trees;
- h) The submitted visualisations depict a fairly steep chamfered section of tarmac tying the ramped shared footpath access to HBC car park without a continuation of the handrail. If a less able-bodied pedestrian was using this hand rail to aid their decent they would be faced with a fairly steep fall and no handrail provision. Consideration to the installation of continuous handrail should be provided for the

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whole length of ramp to ensure the design is as inclusive as possible. At present the continuous handrail only goes up the proposed steps, which may not be appropriate for all; and

- i) A finalised hard landscaping drawing will be required which provides full clarity on all proposed hard landscaped areas (including bridge deck/stairs). Required specifications should include material, manufacturer, colour, and PSV/PTV data.

Elmleigh Road

- j) Design features, that ensure the privacy and security of residents living on the northern side (both north-west and north-east) of the replacement footbridge, specifically from views along the new accesses, must be included.

Once approved, the materials, finishes, paintwork, privacy and security measures shall be implemented in full and retained throughout the life of the development hereby permitted.

Reason: In accordance with the principles of good design, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained to a high standard, in accordance with Policies CS4 (Town, District and Local Centres) and CS6 (Regeneration of the Borough), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and CS16 High Quality Design in the (HBLP (2011)).

Drainage and Flood Risk

- 14. The development hereby permitted shall be implemented in full in accordance with the requirements of the approved Havant Footbridge Replacement Flood Risk Assessment and Drainage Strategy Report (November 2025), including its ongoing management and maintenance, in perpetuity.

Reason: In accordance with the principles of good design, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained to a high standard, in accordance with Policies CS11 (Protecting and

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Enhancing the Special Environment and Heritage of Havant Borough), CS15 (Flood and Coastal Erosion Risk) and DM10 (Pollution) in the (HBLP (2011)).

Plans

15. The development hereby permitted shall be carried out in accordance with the following approved plans: **Location Plan (CJ009595-HES-SGN-FB560-DR-S-1710A S4 RevP01), Proposed Site Boundary and Works Access Area (CJ009595-HES-SGN-FB560-DR-S-1710 S4 RevP02), Existing General Arrangement Plan (CJ009595-HES-SGN-FB560-DR-CB-1701 S4 RevP02), Proposed General Arrangement (CJ009595-HES-SGN-FB560-DR-S-1702 S4 RevP02), Proposed Elevation (CJ009595-HES-SGN-FB560-DR-S-1703 S4 RevP02), Proposed Structure Sections (CJ009595-HES-SGN-FB560-DR-S-1704 S4 RevP02), General Arrangement of the Proposed Foundations Sheet 1 of 2 (CJ009595-HES-SGN-FB560-DR-CB-1705A S4 RevP02), General Arrangement of Proposed Foundations Sheet 2 of 2 (CJ009595-HES-SGN-FB560-DR-CB-1705B S4 RevP02), Proposed Foundations Sheet 1 of 2 (CJ009595-HES-SGN-FB560-DR-CB-1706A S4 RevP02), Proposed Foundations Sheet 2 of 2 (CJ009595-HES-SGN-FB560-DR-CB-1706B S4 RevP02), Temporary & Permanent Fencing at Site Boundary (CJ009595-HES-SGN-FB560-DR-S-1707 S4 RevP02), Statutory Undertakers Location (CJ250035-HES-SGN-FB560-DR-S-1711 S4 RevP02), Pedestrians & Cyclists East Diversion Route (CJ009595-HES-SGN-FB560-DR-S-1712 RevP02), Pedestrians & Cyclists West Diversion Route (CJ009595-HES-SGN-FB560-DR-S-1713 RevP02), Indicative HGV Delivery Route (1) Pedestrians & Cyclists East Diversion Route (CJ009595-HES-SGN-FB560-DR-S-1714 RevP02), Indicative HGV Delivery Route (2) Pedestrians & Cyclists West Diversion Route (CJ009595-HES-SGN-FB560-DR-S-1715 RevP02), Landscaping Proposed Details (CJ009595-HES-SGN-FB560-DR-CB-1709 S4 RevP02), Street Lighting (CJ009595-HEH-HLG-FB560-DR-EO-0001 S4 RevP02)**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2024), as set out in the

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Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. The applicant may be required to enter into an Asset Protection Agreement with Network Rail to enable approval of detailed works near to or on railway infrastructure. Their engineering team should be contacted as soon as possible to discuss these matters.
3. The applicant should contact the Civil Aviation Authority and HSE in advance over any works involving the use of cranes on site to enable approval of and/or compliance with regulations, if required.
4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Hampshire County Council as the Mineral and Waste Planning Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply under Regulation 7 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. These are listed below.

Based on the information available this permission is considered to be one **which will require** the approval of a biodiversity gain plan before development is begun because

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none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

** “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.*

4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:



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- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
- i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

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If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.