

DELEGATED OFFICER REPORT

PROPOSAL	Variation of Conditions 2, 3, 6 & 7 of planning application APP/24/00237.
LOCATION:	Land at Hermitage Park, Harts Farm Way, Havant
REFERENCE NO:	APP/26/00127
APPLICANT:	EL (Havant) Limited
APPLICATION TYPE:	Removal/variation of conditions
CONSULTATION EXPIRY DATE:	25/03/2026
APPLICATION EXPIRY DATE:	22/04/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

1.1 The application is located at Hermitage Park which is a purpose built industrial park located off Harts Farm Way. The site is a square parcel of land on the south west of Hermitage Park although there are no clear defined site boundaries. The site is currently occupied by some hardstanding and overgrown vegetation with peripheral trees along the northern and western boundaries, with the A27 dual carriageway beyond the park to the north of the site. The site is located in a Flood Zone 1 and within a Future Flood Zone with a main river line running adjacent to the site and a surface water sewer crossing the site. Further afield to the site lies a range of commercial and industrial uses. There is also a mains gas pipe which runs close to the western boundary of the site.

2. Planning History

APP/13/00498 - Consultation on application to Hampshire County Council to vary condition 2 of Planning Permission APP/11/01470., NPW,02/02/2016
APP/13/00592 - Application for removal of Condition 13 of Planning Permission APP/10/00737., PERM,12/02/2014
APP/14/01264 - Proposed removal of stockpiled material and associated engineering operations, UNK,
APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015
APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015
APP/16/00373 - County Matter application for variation of condition 12 of Planning Permission APP/13/00498 (to allow the acceptance of trade waste) at Havant HWRC, Harts Farm Way, Havant PO9 1HS., RNO,27/04/2016
APP/17/00075 - Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works, PERM,25/05/2017

APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid. (23.11.17). Request to discharge condition no's 3,4,5 & 6 (14.01.19)., PERM,23/11/2017

APP/17/00623 - 6no. non-illuminated fascia signs, 2no non-illuminated totem signs, 1no. non-illuminated post mounted sign and 1no. flag. , PERM,15/08/2017

APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank., PERM,29/09/2017

APP/18/00071 - Proposed new factory and wood chip store and associated works for B1, B2 and B8 use (approved 19/12/2018). , PERM,19/12/2018

APP/18/00160 - Non material amendment relating to installation of 3No. additional windows, PERM,29/03/2018

APP/18/00928 - Condition 6 - External Materials pack to discharge condition 6. Document reference 18079-EXM01 refers (4 pages) Conditions 7 & 8 - Drainage - PTA Planning Conditions 7 & 8 Report (22 pages) Condition 9 - Hard Landscaping Plan 18079-HL-001 & Hard Landscaping Materials 18079-HL-002, UNK,

APP/18/01281 - Variation of conditions 2 (approved plans) and 3 (sewer diversion details) of Planning Permission APP/17/00511 (Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid) in order to retain the existing sewer, change type of containerised generator, remove transformers and replace with a single 33kv transformer, amend size of proposed substation, reconfigure layout accordingly, replace proposed acoustic fence by a timber fence, and slightly amend fence line around the access to compound., PERM,14/03/2019

APP/19/00047 - Condition 3 - Letter from Southern Water confirming that they have no objection to Condition 2 and 3. Condition 4 - Report from Waterco - w10748-180913 Condition 5 - Landscaping Scheme A4101/01/A Condition 6 - Landscaping Scheme A4101/01/A, UNK,

APP/19/00663 - Variation of Condition 2 of Planning Permission APP/18/00071 (Proposed new factory and wood chip store and associated works for B1, B2 and B8 use) relating to amendments to approved elevations., PERM,01/10/2019

APP/19/01206 - Application for non-material change to Condition 2 of Planning Permission APP/18/01281 relating to replacement of Drwg no: 4000-GF-DR-PP-103 with Drwg no: 4000-GF-DR-PP-103 A., PERM,14/02/2020

APP/21/00389 - Variation of Condition 2 of Planning Permission APP/17/00075 relating to amendment to approved drawings., PERM,29/07/2021

APP/21/00809 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid. A resubmission of previously approved applications (APP/17/00511 as amended by APP/18/01281) in order to secure a further three years to commence development following transfer of ownership of the site. , PERM,19/01/2023

APP/22/00881 - Change to external layout including amendments to parking layout and numbers., PERM,30/11/2022

APP/24/00237 - Proposed gas fuelled capacity mechanism embedded generation plant to support the National Grid. A resubmission of previously approved applications (APP/21/00809) in order to secure changes to the site layout and technology following transfer of ownership of the site (Permitted 26/07/2024). Request to Discharge Conditions 3, 4, 6 & 7 (Received 28/03/2025).

3. Proposal

Variation of Conditions 2, 3, 6 & 7 of planning application APP/24/00237.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM10 (Pollution)

DM12 (Mitigating the Impacts of Travel)

DM14 (Car and Cycle Parking on Development (excluding residential))

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

Ecologist

I have reviewed the Biodiversity Statement (Envance, January 2026), the Construction Environment Management Plan (Toucan, February 2026), and the Air Quality Assessment (Isopleth, February 2026). The application seeks amendments to conditions 6 (LEMP) and 7 (CEMP).

For Condition 6, I am broadly content with the suggested wording change but would suggest the following as more appropriate: 'The Landscape and Ecological Management Plan (The Ecology Co-Op. V2, August 2025) shall be implemented in full during and following completion of construction and thereafter all landscape and ecological features shall be managed and maintained in their intended condition for the duration of the development'. The submitted LEMP is not solely a post-construction document but contains elements relating to the construction phase also. It is essential that this is formally acknowledged. Implementation of the LEMP measures will entail long-term management and maintenance, as detailed in the LEMP.

For Condition 7, I have no comments to make on the revised condition wording.

Civil Engineering (CELT)

No response received

Environmental Health

Condition 2 - Noise Impact Assessment The Parker Jones Acoustics Noise Impact Assessment Revision 2 (dated 12th January) has been reviewed. I am satisfied that the report, methodology and findings are reliable. The revised layout including the new proposed plant has been assessed and predicted noise levels are

comparable to the previous design. The noise rating from plant is expected to be significantly lower than typical daytime background noise levels at the nearest receptors and predicted to exceed typical night-time background noise levels by +1dB. However, it is noted that night-time operation of the plant is anticipated to be rare. Noise from construction activities are predicted to be unchanged. Condition 7 - Construction Environmental Management Plan The Toucan Construction Environmental Management Plan (v3) (dated February 2026) has been reviewed. The report includes amendments to site plans and development description to align with the revised proposals. No amendments that shall materially affect management of construction activities are proposed. Environmental Health (pollution) has no objection to the proposed variation of conditions 2 & 7 as proposed in the Clive Fagg cover letter dated 24th February 2026.

Landscape Team

No landscape objection.

County Property Team

No comments received

Arboriculturalist/Tree Officer

No further comments beyond that the TPP is adequate and meets the conditions for this site.

County Minerals Team

No comments received

Natural England

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/natural-environment) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appropriate-assessment)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Southern Gas - HP Pipeline

Please refer to correspondence on the file. Final correspondence below :

Proposal – Variation of Conditions 2, 3, 6 & 7 of planning application APP/24/00237.

SGN has No Objection to the above proposal which is in close proximity to a Major Accident Hazard Pipeline providing the below conditions are adhered to: No Objection Under Condition SGN will not object to the planning application under condition the following terms are met:

1. No permanent development, construction or landscaping is permitted within the 12m easement in operation (6m either side of pipe) without formal written approval from SGN.
2. All work within the close vicinity of the Major Accident Hazard Pipeline must comply with "SGN/WI/SW/2 - Work Instruction for Safe Working in the Vicinity of Pipelines & Associated Installations with Maximum Operating Pressure >7barg".
3. Energisation of the Power Generation Plant shall not take place until the applicant has undertaken studies to determine that the levels of AC and DC interference on the Major Accident Hazard Pipeline (MAHP) associated with the proposed development shall not have a detrimental effect on the integrity of SGN's asset, this will assess the risk levels from the BESS/Solar Farm/Substation whilst in steady state and under fault conditions. SGN shall be satisfied that all necessary activities to mitigate risks to the MAHP have been conducted prior to energisation of the proposed new development and joint interaction testing shall be undertaken once energisation is approved.
The guidelines in UKOPA/GPG/014, BS EN ISO 18086, BS EN ISO 21857, BS EN 50162, SGN/PM/ECP/2 and IDN/SP/ECP/3 shall be followed. The permissible touch potential limits shall follow the limits given in BS EN 50122-1. The values stated in BS EN 50443 shall not be used to determine safe touch potential voltage limits.

4. This construction and installation of the proposed attenuation basin is in accordance with the design/drawing -2806 Rev T01

Please also read the additional information below with regards to the requirements and protection of our Major Accident Hazard Pipelines.

(Case officer comment : Please see file)

Southern Water

Southern Water have no objections to discharge conditions 2 (Approved Plans) & Condition 5 (Flood Risk Assessment) due to the submitted plans showing the existing sewer being the required distance away as well as the proposed connection plan and use of SUDS. Southern Water has no further comment regarding conditions 1,3,4,6,7.

Norse - Waste Strategy

No comments received

Environment Agency

No comments received

Planning Policy

Planning Policy have no comments to make on this application to vary the conditions of an earlier permission.

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				Wider public interest

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

Number consulted: 11

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 and impact on residential amenity
- (iii) Highways and parking considerations
- (iv) Landscaping/considerations

- (v) Ecology matters
- (vi) Flood risk
- (vii) Drainage matters
- (viii) Tree considerations

Principle of development

7.1 This proposal seeks to vary the site layout via this Section 73 application following the transition of site ownership back to the original applicants who are now proposing to construct and operate 8 x standby generators and ancillary equipment on the site. The planning history outlines recent relevant planning history whereby there have been different proposals for variations to generators and ancillary equipment on site .

7. The conditions the applicant is seeking to vary include conditions 2, 3 , 6 and 7 of application reference APP/24/00237. These conditions are listed below :

Condition 2

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

*Site Location Plan - APPENDIX A1 FE-01-481
 Elevation Building - APPENDIX A10 FE-01-600
 Elevations Security Column - APPENDIX A11 FE-01-601
 Elevations Palisade Fence - APPENDIX A12 FE-01-602
 Our Ref: APP/24/00237
 Site Layout Plan - APPENDIX A2 FE-01-593
 Elevations - APPENDIX A3 FE-01-594
 Elevations Containerised Engines - APPENDIX A4 FE-01-595
 Elevations Transformer - APPENDIX A5 FE-01-596
 Elevations DNO Building - APPENDIX A6 FE-01-597
 Elevations Switchroom Container - APPENDIX A7 FE-01-597
 Elevations Gas Kiosk - APPENDIX A8 FE-01-598
 Elevations Oil Tanks - APPENDIX A9 FE-01-599
 Covering Letter
 Noise Impact Assessment - APPENDIX B
 Air Quality Assessment - APPENDIX C
 Preliminary Ecological Appraisal - APPENDIX D1 REV 3
 Shadow Habitat Regulations Assessment - APPENDIX D2
 Havant Visual Assessment - APPENDIX E1
 Visualisation - APPENDIX E2
 Visualisation - APPENDIX E3
 Flood Risk Assessment - APPENDIX F - rev 3
 Outline Construction Environmental Management Plan - APPENDIX G
 Construction Traffic Management Plan - APPENDIX H
 Reason: To ensure provision of a satisfactory development.*

Condition 3

Prior to commencement of development on site, details of the tree protection measures for trees off site on the western boundary in accordance with British Standard 5837:2012 "Trees in relation to design, demolition and construction" shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to commencement of development and thereafter retained in the approved position.

Reason: In the interest of tree protection and with due regard to policies CS16 and CS11 of the Havant Borough Council Local Plan (Core Strategy) 2011 and National Planning Policy. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Condition 6

Prior to the commencement of development activities, a Landscape & Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, enhancement and management measures as detailed in the Ecological Assessment (The Ecology Co-op, May 2024) unless otherwise agreed in writing by the Local Planning Authority. It shall include, but not necessarily be restricted to: full details of all ecological avoidance and mitigation measures, to include timings, methods and Our Ref: APP/24/00237 responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities.

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 and Policy CS 11 of the Havant Borough Core Strategy March 2011. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Condition 7

7 The development hereby permitted shall not commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the steps and procedures that will be implemented to avoid or mitigate construction impacts on protected species and habitats. The CEMP as a minimum shall provide details of: · Storage of Construction materials/chemical and equipment · Parking of construction vehicles · Measures to ensure dust suppression · Construction waste disposal · Measures to minimise noise and vibration impacts to protected species and habitats. The construction phase shall be carried out fully in accordance with the CEMP as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species and habitats having due regard to the Habitats Regulations, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Impact on the character of the area and impact on residential amenity

7.3 The proposed changes include the addition of 3 generators with dimensions of approximately 15.2 length metres x 3 metres width x 3.5 metres height – this would total 8 generators. Other changes include the addition of a back up generator, transformer and alterations to the dimensions of the gas kiosk, engine stack heights, oil tanks and welfare building.

- 7.4 With the proposed changes in mind, the changes are not considered to result in any additional harm to the character of the area and therefore the following remains relevant :

The surrounding area is industrial in character and therefore the proposal is considered to be in keeping with this with the siting of the various units considered to be acceptable and complemented by the proposed landscaping. The fencing would be high however this is due to security and acoustic reasons. There are no residential properties within close proximity of the site. Should a noise complaint be made by the neighbouring commercial properties then Environmental Health would be able to enforce their own legislation to review this.

- 7.5 The principle of this development has already been approved under previous applications. Overall, the proposal would not result in harm to the character of the area, in accordance with Policy CS16 of the Havant Borough Local Plan.

(iii) Highways and parking considerations

- 7.6 The internal road to the site has already been constructed. Access to the site would be via the main access to the north and there is an existing access point which has been extended to the compound. The servicing of the site would be limited, and the use would generate very low levels of vehicle movement. The access would allow vehicles to access the compound and park centrally which is considered to be sufficient.

- 7.7 There would be two on site parking spaces area provided within the development site for the use by contractors and maintenance staff to ensure no requirement for on street car parking. This is considered to be acceptable on parking grounds.

(iv) Landscaping/considerations

- 7.8 The principle of development has already been established via previous proposals at this site and Havant's Landscaping Officer has not objected to this proposal. It is understood that Condition 4 had been discharged under APP/24/00237 however an updated landscaping plan has not yet been provided for this application.

(v) Ecology matters

- 7.9 Condition 6 was discharged under APP/24/00237 . The applicant has provided an Ecology Technical Note to accompany this Section 73 application. The note repeats the ecological receptors and mitigation/ enhancement measures previously established on the site The note also concludes that there is no change to the impacts reported within the previously approved ecology documentation and that no further mitigation is required. This has been reviewed by Havant's Ecologist who has confirmed that they do not object however alternative condition wording has been suggested :

'The Landscape and Ecological Management Plan (The Ecology Co-Op. V2, August 2025) shall be implemented in full during and following completion of construction and thereafter all landscape and ecological features shall be managed and maintained in their intended condition for the duration of the development' . The submitted LEMP is not solely a post-construction document but contains elements relating to the construction phase also. It is essential that this is formally acknowledged. Implementation of the LEMP measures will entail long-term management and maintenance, as detailed in the LEMP.'

7.10 Condition 7 relates to the requirement of a CEMP (Construction Environment Management Plan) . This was previously discharged under APP/24/00237 however has been revised to suit the requirements of this current proposal (Toucan Environment Feb 2026 V3) . Havant's Ecologist has also reviewed this document and has not objected to a compliance condition in this regard.

(vi) Flood risk

7.11 Condition 5 of APP/24/00237 is as follows :

'The proposed development approved shall be carried out in accordance with the mitigation measures set out in the Flood Risk Assessment at Section 4.3 unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.'

7.12 A revised Flood Risk Assessment has been provided under this application and the Council's policy Team have been reconsulted. They have no objections to make.

(vii) Drainage matters

7.13 The drainage layout proposals have been updated following the revision of the previously approved scheme . Southern Water has been consulted and has no objection to make in this regard.

(viii) Tree considerations

7.14 Under APP/24/00237 the following condition was applied :

Prior to commencement of development on site, details of the tree protection measures for trees off site on the western boundary in accordance with British Standard 5837:2012 "Trees in relation to design, demolition and construction" shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to commencement of development and thereafter retained in the approved position.

Reason: In the interest of tree protection and with due regard to policies CS16 and CS11 of the Havant Borough Council Local Plan (Core Strategy) 2011 and National Planning Policy. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

7.15 This condition was discharged under APP/24/00237 however due to the amended layout , a revised tree plan has been submitted.

7.16 Revised tree surveys have been provided- " Tree Survey and Arboricultural Impact Assessment – APPENDIX I1, February 2026 • Tree Protection Plan – APPENDIX I2". Trees are proposed to be retained . This has been reviewed by Havant's Arboricultural Officer who has no objections to make to the proposal.

7.17 Condition 3 will therefore be varied to reflect this.

8 Conclusions

8.1 The principle of the development has already been established. The proposed amendments to the site layout and equipment would not be harmful to visual amenity and there would be no adverse impacts on flood risk , trees or neighbour amenity. The proposal is therefore recommended for approval subject to relevant conditions being carried forward to the new permission.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00127

Conditions:

1 The development must be begun not later than 26/07/2027.

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:

Site Location Plan - APPENDIX A1

Site Layout Plan - APPENDIX A2

Elevations Site Components – APPENDIX A3

Elevations Containerised Engine – APPENDIX A4

Elevations DNO Building – APPENDIX A5

Elevations Palisade Fence – APPENDIX A6

Elevations Security Column - APPENDIX A11 FE-01-601

Covering Letter

Noise Impact Assessment – Parker Jones Acoustics APPENDIX B Revision 2, 12th January 2026

Air Quality Assessment - APPENDIX C, 01.0183.003 v2, February 2026

Preliminary Ecological Appraisal - APPENDIX D1 REV 3

Shadow Habitat Regulations Assessment - APPENDIX D2

Ecology Statement – APPENDIX D3

Havant Visual Assessment - APPENDIX E1

Visualisation - APPENDIX E2

Visualisation - APPENDIX E3

Flood Risk Assessment - APPENDIX F, version 4, February 2026

Construction Environmental Management Plan - APPENDIX G2, v3, February 2026

Construction Traffic Management Plan - APPENDIX H

Tree Survey and Arboricultural Impact Assessment , Falkland Little February 2026

Tree Protection Plan – 'Electric Land' uploaded 25.02.2026

Reason: To ensure provision of a satisfactory development.

3 The development hereby permitted shall only be carried out in accordance with the Tree Survey and Arboricultural Impact Assessment , Falkland Little February 2026 and Tree Protection Plan – 'Electric Land' uploaded 25.02.2026.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

4 Prior to occupation, details of soft landscaping between the proposal and Harts Farm Way will be submitted to and approved in writing by the Local Planning Authority to assist in the screening of the site and enhance green infrastructure to the west.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscape having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy.

5 The proposed development approved shall be carried out in accordance with the mitigation measures set out in the Flood Risk Assessment at Section 4.3 of 'Flood Risk Assessment - APPENDIX F, version 4, February 2026' unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The Landscape and Ecological Management Plan (The Ecology Co-Op. V2, August 2025) shall be implemented in full during and following completion of construction and thereafter all landscape and ecological features shall be managed and maintained in their intended condition for the duration of the development.

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 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

7 The construction phase shall be carried out fully in accordance with the CEMP (Toucan Environment, February 2026) as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species and habitats having due regard to the Habitats Regulations, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

8 No permanent development, construction or landscaping is permitted within the 12m easement in operation (6m either side of pipe) without formal written approval from SGN.

Reason : To safeguard existing gas infrastructure and ensure that the proposed development does not prejudice the safe operation, maintenance, or future access to apparatus owned and operated by Southern Gas Networks, in the interests of public safety and infrastructure protection, having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9. All work within the close vicinity of the Major Accident Hazard Pipeline must comply with "SGN/WI/SW/2 - Work Instruction for Safe Working in the Vicinity of Pipelines & Associated Installations with Maximum Operating Pressure >7barg".

Reason : To safeguard existing gas infrastructure and ensure that the proposed development does not prejudice the safe operation, maintenance, or future access to apparatus owned and operated by Southern Gas Networks, in the interests of public safety and infrastructure protection, having due regard to policies and proposals CS16 and DM10

of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10. Energisation of the Power Generation Plant shall not take place until the applicant has undertaken studies to determine that the levels of AC and DC interference on the Major Accident Hazard Pipeline (MAHP) associated with the proposed development shall not have a detrimental effect on the integrity of SGN's asset, this will assess the risk levels from the BESS/Solar Farm/Substation whilst in steady state and under fault conditions. SGN shall be satisfied that all necessary activities to mitigate risks to the MAHP have been conducted prior to energisation of the proposed new development and joint interaction testing shall be undertaken once energisation is approved.

The guidelines in UKOPA/GPG/014, BS EN ISO 18086, BS EN ISO 21857, BS EN 50162, SGN/PM/ECP/2 and IDN/SP/ECP/3 shall be followed. The permissible touch potential limits shall follow the limits given in BS EN 50122-1. The values stated in BS EN 50443 shall not be used to determine safe touch potential voltage limits.

Reason : To safeguard existing gas infrastructure and ensure that the proposed development does not prejudice the safe operation, maintenance, or future access to apparatus owned and operated by Southern Gas Networks, in the interests of public safety and infrastructure protection, having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1In 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.