

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
7 September 2017**

The following supplementary planning information was unavailable when the agenda for the Development Management Committee to be held on 7 September 2017 was published

Agenda No Item

8(1) APP/17/00529 - 380 Sea Front, Hayling Island, PO11 0BD (Pages 1 - 6)

Proposal: Erection of 13 residential apartments including parking and landscaping following demolition of existing building.

Associated Documents:
<https://tinyurl.com/y727yjbx>

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Development Management Committee 7th September 2017

Addendum for APP/17/00529 – 380 Sea Front, Hayling Island

Update on Drainage matters at section 7(viii) of the report

Further Drainage Consultee responses:

Southern Water

Accept the submitted Site Survey as evidence of the exact location of the 525mm surface water sewer that crosses the site.

Note the existing building is close to the sewer and to protect the drainage apparatus from demolition/construction works, request condition attached, for example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewer, prior to the commencement of the development".

Previous comments regarding capacity remain unchanged.

HCC as Local Lead Flood Authority

Happy to remove the need for an urban creep allowance as it is a block of flats. Therefore the only outstanding document required is a more detailed maintenance plan explaining who will be responsible for long term maintenance of the surface water drainage, what this maintenance will be and evidence that the adopting body are aware of and agree to their responsibilities. We are happy for you to condition the production of this document.

Comment

Southern Water have now withdrawn their previous objection and accepted the surveyed position of the sewer on site. The proposed development provides an adequate easement. Detailed conditions are recommended.

The Drainage Strategy includes the provision of SuDs and the provision of these can be secured through condition. However SuDs are not adoptable by sewage undertakers and therefore their future maintenance must be provided for – and this ongoing maintenance is secured through the Management Company and Management Plan within the Section 106.

Therefore the **RECOMMENDATION** at Section 9 of the report is now changed to:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00529 subject to:

(A) the completion of a legal agreement under S106 of the Town and Country Planning Act 1990, in a form satisfactory to the Solicitor to the Council, to secure the following:

- A contribution of £274,228.00 in respect to affordable housing.

- A contribution of £2,172.00 in respect to the Solent Recreation Mitigation Strategy
- The management of the common parts of the site including SUDS(drainage)

(B) the following conditions:

As set out in the order paper with condition 2 and 11 updated as follows, plus additional conditions 16 – 18:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Dwg No: P20
 Proposed Block Plan Dwg No: P02 Rev A
 Proposed Site Plan Dwg No: P03 Rev B
 Ground Floor Plan Dwg No: P04 Rev B
 First Floor Plan Dwg No: P05 Rev C
 Second Floor Plan Dwg No: P06 Rev C
 Third Floor Plan Dwg No: P07 Rev B
 South Elevations Dwg No: P09 Rev B
 Western Elevations Dwg No: P10 Rev C
 North Elevations Dwg No: P11 Rev B
 Eastern Elevations Dwg No: P12 Rev C
 Cycle Store Plan & Elevations Dwg No: P13 Rev B
 Section through terrace Dwg No: P14
 Street Elevations Dwg No: P08 Rev A
 Arboricultural Assessment & Method Statement by Barrell dated 11 July 2017
 Tree Protection Plan Barrell Plan Ref 17079-BT3
 Fire Tender Vehicle Tracking Drawing No 5550 - 10
 Refuse Vehicle Tracking Drawing No 5550 - 11
 3.5 Tonne Delivery Vehicle Tracking Drawing No 5550 - 12
 Statement regarding Fire Safety
 Flood Risk Assessment & Drainage Strategy and Appendices by CEC Issue 2 dated August 2017
 Ecological Appraisal dated January 2015
 Design & Access Statement dated May 2017
 Planning and affordable Housing Statement dated May 2017

Reason: - To ensure provision of a satisfactory development.

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 All works affecting trees on the site must be carried out in strict and full accordance with the hereby approved Arboricultural Assessment & Method Statement by Barrell dated 11 July 2017 and the Tree Protection Plan Barrell Plan Ref 17079-BT3.

Reason: To safeguard the health and well being of the trees in the interests of the visual amenity of the locality, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. Level details of the proposed finished frontage parking and pedestrian path shall also be provided with details of earthwork's, grading and mounding with cross sections showing relative to the existing levels and bank across the site. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and safeguarding root protection areas having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 All the windows on the north and east elevation shown on the hereby approved plans to be obscure glass shall:

(i) if to be opening, 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; and

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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the submitted landscape/site plan no development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced and in particular to enhance the existing trees to be retained and provide further evergreen tree and shrub screen planting along the northern boundary, hedging along the western boundary and appropriate frontage hedging, 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 policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The hereby approved development shall proceed in strict accordance with the ecological mitigation measures set out within Section 5.2.5 and 5.2.6 of Ecological Appraisal (Hampshire County Council, January 2015) and Section 5.3 and 5.4 of Bat Emergence/Re-entry Survey Report (EPR, July 2017) relating to the timing of site clearance and demolition and ecological supervision. **Reason:** To protect and enhance biodiversity in accordance with the Conservation Regulations 2010, NPPF, and the Natural Environment and Rural Communities Act 2006 and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 The tree felling of trees T32 and T19 for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting in the form of semi-mature specimens, on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species of such replacement planting.
Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The tree felling for which consent is hereby granted and the replacement planting provision to be approved pursuant to conditions 11 above shall be completed no later than the first planting season after the first occupancy of the first apartment hereby permitted.
Reason: To conserve and safeguard the visual amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme should have regard to the advice provided within the

ecological surveys submitted. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and nocturnal animals using the site and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority, which must all be clear of root protection areas:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and safeguard trees on the site having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 No development hereby permitted shall commence until detailed plans of the lift over-run have been submitted to and approved in writing by the Local Planning Authority. Such details shall include 1:50 scaled elevations, details of materials and precise siting on the rooftop.

Reason: To ensure an appropriate form of development that is not overly prominent, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 No development shall take place until the designs for the Sustainable Drainage System for the surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. This shall be in accordance with the submitted Flood Risk Assessment & Drainage Strategy Issue 2 August. The scheme shall subsequently be implemented in full accordance with the approved details before the development is first occupied.

The scheme shall also include:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. A timetable for its implementation.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012.

- 17 Prior to the commencement of development, including any demolition works, details of the measures to protect the public sewer that crosses the site from demolition/construction works shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Southern Water).

Reason: To protect the drainage apparatus on site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012

- 18 No development shall take place until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure an adequate standard of development and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012.