

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
31 October 2019**

I am now able to enclose, for consideration by the Development Management Committee on 31 October 2019 , the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item
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|-------------|--|---------------|
| 6(1) | APP/19/00007 - Camp Field (land to the West of Havant Crematorium),
Bartons Road, Havant | 1 - 14 |
| | Proposal: Outline Application for access with all matters reserved, for up to
72 new homes plus associated green infrastructure including
community orchard. | |

Associated Information: [Click Here](#)

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 31th October 2019

Item 6 (1)

Camp Field (Land to the west of Havant Crematorium)
Updated 25th October 2019.

Updates

6 Community Involvement

1 additional objection received:

Summary of Comments:

Resident of Harrison Way, development finished less than 2 years ago. Moved in with a view of the woods behind our garden because we wanted to live near the countryside and were told the fields behind us would not be built on, by Linden Homes.

Beautiful area with numerous wild birds coming into our garden, squirrels, owls at night and wonderful wildlife.

Hard to believe 72 homes are needed to be built on this site.

Housing being built nearby (Bellway and Colt), surely that is sufficient in terms of housing required.

More traffic entering Bartons Road, it will be almost impossible to leave our estate in the rush hour traffic.

We are worried about positioning of soakaways planned behind our garden, as we are at a lower level we believe this will eventually soak into our garden and will have an impact on it. Has this been looked into enough?

Officer Comment:

The impact on wildlife, highways and surface water drainage are considered in detail in the Committee Report.

9, Recommendation

Conditions: The recommended conditions in relation to the proposed development are attached.

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Planning Application APP/19/00007

Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard

Conditions:

General Requirements

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place: appearance; landscaping; layout; and scale.
Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Documents

Planning Statement Wessex Environmental Planning
Design and Access Statement December 2018 Rev B
Transport Assessment C & A Consulting Engineers Ltd Project No. 17-055
December 2018
Travel Plan C & A Consulting Engineers Ltd Project No. 17-055 Rev A May
2019
Technical Note (Response to Highway Authorities Comments) C & A
Consulting Engineers Ltd Ref: 17-055-007 May 2019
Technical Note (Response to Highway Authorities Comments) C & A
Consulting Engineers Ltd Ref: 17-055-009 July 2019
Technical Note (Response to Highway Authorities Comments) C & A
Consulting Engineers Ltd Ref: 17-055-010 September 2019
Preliminary Services Appraisal C & A Consulting Engineers Ltd Project No. 17-
055 December 2018
Phase 2 Ecological Surveys The Ecology Co-op Project No:2602 Rev 01 16th
November 2018
Appropriate Assessment Screening Statement The Ecology Co-op Project No:
2602 16th November 2018
Biodiversity Mitigation and Enhancement Plan Project No: 2602 16th
November 2018

Lighting Mitigation Report WLC Doc Ref: WLC208-LMR-01 Issue 01 8th April 2019
 Outdoor Lighting Report WLC Project No. WLC208 8th April 2019
 Lighting Detail Impact on Dark Corridor Drawing No. WLC208-1300-001
 Nutrient Budget for Camp Field Earthcare Technical Ref: ETL412/19 15th May 2019
 Addendum to Nutrient Budget Ref: ETL412/19 12th July 2019
 Landscape and Visual Impact Appraisal Terrafirma Rev 3 December 2018
 Flood Risk Assessment and Surface Water Drainage Strategy C & A Consulting Engineers Ltd Project No. 17-055 December 2018
 Archaeological Desk-Based Assessment Orion Heritage Ltd April 2018
 Affordable Housing Position Wessex Environmental Planning
 Amended Affordable Housing Email Wessex Environmental Planning dated 27th August 2019
 Acoustic Position Statement Wessex Environmental Planning
 Technical Note Surface Water Drainage C & A Consulting Engineers Ltd Ref: 18-055-008 May 2019
 Noise Impact Assessment Clarke Saunders Acoustics 3rd April 2019
 Minerals Assessment Ground and Water Ref: GWPR3240
 Schedule of Accommodation 190820 Rev J
 Statement of Conformity with Pre-Submission Havant Borough Local Plan 2036

Plans

Location Plan Drawing No. 089 PL 01
 Existing Site Plan Drawing No. 089 PL 02
 Master Plan Drawing No. 089 PL 04 K
 Master Plan Unit Types 089 PL 05 J
 Land Contingency Plan Drawing No. 089 PL 11
 Affordable Housing Plan Drawing No. 089 PL 12 C
 Tree Constraints Plan Drawing No. BJH 01/02 (1 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (2 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (3 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (4 of 4)
 Tree Protection Plan Drawing No. BJH 03/04 (1 of 2)
 Tree Protection Plan Drawing No. BJH 03/04 (2 of 2)
 Landscape Plan Drawing No. 1917-TF-00-00-DR-L-1001 P04
 Landscape Plan Drawing No. 1917-TF-00-00-DR-L-1002 P06
 Planting Plan Drawing No. 1917-TF-00-00-DR-L-3001
 Planting Plan Drawing No. 1917-TF-00-00-DR-L-3002
 Indicative Foul Drainage Strategy Drawing No. 17-055-029
 Indicative Surface Water Drainage Strategy Drawing No. 17-055-031 Rev A
 Proposed Site Access and Emergency Access Drawing No. 17-055-011 Rev J

Reason: - To ensure provision of a satisfactory development.

4. The development hereby permitted shall provide a total of 72 dwellings.
Reason: To ensure that the development makes the best use of land on this green field site having due regard to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and policies H3 and H18 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

Arboricultural and Landscape Conditions

5. Notwithstanding the submitted Arboricultural information the development hereby permitted shall not commence including site clearance unless and until a finalised Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the 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
6. The development hereby permitted shall not commence including site clearance until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the 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.
7. 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 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Drainage

8. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains, SuDs features and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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 and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Character/Appearance

9. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10. No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11. The development shall not commence unless and until details of the relocation/reconstruction of the Crematorium front entrance pillars, gates and signage including detailed siting, construction details, materials and timing of the works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of the character and setting of the crematorium, to maintain a good quality of environment and allow easy identification and legibility for the sensitive use having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development hereby approved shall be a maximum of two and a half storeys in height (incorporating rooms in the roofspace).
Reason: In the interests of the character and visual amenities of the area give the sites location on the interface between urban and non-urban areas and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.
13. 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. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the character and amenities of the area and neighbouring residents having due regard to Havant Borough Local Plan policy CS16 and the National Planning Policy Framework.

Highways

- 14 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.
Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 Prior to the commencement of the development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 Car and Cycle Parking shall meet the requirements of the Havant Borough Council Parking Supplementary Planning Document 2016 (as amended) in relation to residential car parking and cycle parking requirements.
Reason: To ensure adequate on site car and cycle parking in the interests of the amenities of the area and to encourage non-car basted trips in relation to cycle parking provision having due regard to policies DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Parking Supplementary Planning Document 2016 (as amended) and the National Planning Policy Framework.

Archaeology

- 17 The development hereby permitted shall not commence unless and until the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) has been secured, submitted to and approved by the Local Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should initially take the form of trial trenches that are within the footprints of the proposed houses, garages, access roads and service trenches.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 18 The development hereby permitted shall not commence unless and until the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation has been secured, submitted to and approved by the Local Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 19 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Environmental Requirements

- 20 The development hereby permitted shall not be occupied until:
 a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;
 b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected

European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036

- 21 Notwithstanding any details of lighting submitted no above ground construction works shall take place unless and until full details of lighting which shall take account of ecological requirements and site security / safety has been submitted to and approved in writing by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. The development shall thereafter be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. 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 of nearby properties, on and off site, from light disturbance / pollution, in the interests of protected species and biodiversity and to ensure appropriate security / safety for future residents having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 22 Prior to the commencement of the development full details of the Electrical Vehicle (EV) Charging points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that EV charging points are provided for each residential unit with off street parking and that a minimum of 10% of spaces within any communal parking areas for flats are provided with EV charging points. The details shall include the location of the EV charging points and a full specification of the materials to be used externally on the Charging points. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure that the development provides appropriate facilities for Electric Vehicles in the interests of the environment, air quality and that the appearance of the development is satisfactory having due regard to policies CS 11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 23 The details submitted in relation to the Reserved Matters application shall include details to demonstrate that low carbon design can be achieved. These details shall include:
- Integration of solar gain, natural ventilation, or ventilation with heat recovery, fabric performance and Passivhaus principles into the layout and design;
 - Measures to minimise greenhouse gas emissions and improve energy efficiency of buildings;
 - Measures/assessment of the potential use of district heat or combined heat and power where appropriate.

The following standards are expected to be achieved:

- Assessment under the Home Quality Mark ONE, or equivalent.

Reason: To help to address Climate Change through low carbon design and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 24 The development hereby permitted shall not be occupied unless and until details of dog bin provision have been submitted to and approved in writing by the Local Planning Authority and provided on site
- Reason:** In the interests of amenity and to ensure that impacts to nutrients in the environment are minimised having due regard to the impacts on protected sites and policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policies E15 and E16 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 25 The dwellings hereby permitted shall not be occupied unless and until details of the means of preventing vehicular access to the site for residents and visitors from the emergency access route are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a timetable for the works and maintained in the approved form.
- Reason:** In the interests of highway safety and to prevent conflict with pedestrians and cyclists, to avoid general vehicular use of the emergency access and having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Construction Phase

- 26 The development Hereby permitted shall not commence unless and until a detailed Construction Management Plan which includes the following information and measures has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the Local Planning Authority:

In relation to Highways Matters

- Details of construction traffic routes and their management and control,

- Parking and turning provision to be made on site for construction vehicles and site workers no parking or unloading of construction and workers vehicles shall take place excepting in the approved areas. The approved parking provision shall be kept available and used only as such.
- The provision to be made within the site for a material storage compound during site clearance and the construction of the development. The approved storage compound shall be kept available and used only as such.
- Measures to prevent mud being deposited on the highway,
- Adequate provision for addressing any abnormal wear and tear to the highway, A programme for construction.

In relation to Minerals Resources:

- A method for ensuring that minerals that are excavated during the development operations are recovered and put to beneficial use; and
- A method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Minerals Planning Authority upon completion of the development.

In relation to Environmental Matters

- Hours of work
- No bonfires on site
- Details of measures to prevent dust
- No radios on site
- Measures to be employed to minimise construction noise from the site
- Lighting during the construction phase (if any)

Reason: To ensure that the development is carried out in an environmentally sensitive manner, ensures that highway impacts are mitigated, ensures where possible the re-use of materials, provides appropriate mitigation from the works in relation to sensitive uses beyond the site (Crematorium and Residential Properties) having due regard to policies CS11, CS16, CS20, DM10 and DM11 of the Havant Borough Local Plan 2011 Hampshire Minerals and Waste Plan (2013) Policy 15 and the National Planning Policy Framework.

- 27 No construction traffic or associated construction workers traffic shall enter the construction site via the Crematorium Access. The construction access to the site shall be via the emergency access to the site and this should be made accessible and used as the vehicular access for construction vehicles during the build out of the site unless otherwise agreed in writing by the Local Planning Authority.

The connection to the Crematorium access road and associated works to the access shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include a programme for the works, phasing arrangements, measures to retain access to the Crematorium during the works and mitigation of any disturbance. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent conflicts in construction traffic and vehicles entering/egressing the crematorium in the interests of highway safety and preserving the environment of the Crematorium having due regard to policies CS16, DM10 and DM11 of the Havant Borough Local Plan 2011, policy E1 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 28 No development shall take place, including any works or demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will avoid or mitigate impacts on the ecological interests and sensitivities at the site. The CEMP shall ensure best working practices are maintained during the construction phase and provide details as appropriate but not necessarily be restricted to the following matters:

The CEMP should address the following impacts:

- Storage of construction materials/chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction into nearby watercourse(s)
- Waste disposal
- Noise/visual/vibrational impacts on bats
- Lighting impacts on bats.

Reason: In the interests of protected species and the wider environment having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 29 The dwellings hereby permitted shall be designed to meet appropriate internal and external space standards as set out in the nationally described space standard (or any subsequent Government Standard) and in policy H1 of the Pre-Submission Havant Borough Local Plan (Core Strategy) 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure high quality new homes and healthy living environments for future residents having due regard to policy H1 of the Pre-Submission Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 30 No Piling or foundation works shall take place unless and until a method statement (detailing the depth and type of piling/foundation to be undertaken and the methodology by which such piling / foundation will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and resources, vibration and the programme for the works and measures to reduce noise impacts to residential properties and the adjacent crematorium) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details.
- Reason:** To ensure that the proposed development, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policy DM10 of Havant Borough Local Plan (Core Strategy) 2011. Piling using penetrative methods can result in risks to potable supplies from, for example, by mobilising contamination and drilling through different aquifers and creating preferential pathways. In addition to ensure that any proposed piling is carried out to minimise the disturbance to residential properties and the adjacent crematorium.

- 31 No development shall commence unless and until details of measures to be undertaken to protect the public sewer crossing the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In order to protect existing drainage infrastructure and to avoid flood risk having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Amenities of Future Residents/Amenities

- 32 No above ground construction works shall take place unless and until details specifying:
- that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will 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, and;
 - 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 with an upper guideline value of 55 dB LAeq in noisier environments.

have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 and DM10 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.

Note: Based on the aforementioned acoustic report / assessment to be provided, it is also likely that post verification reports shall be requested.

- 33 The details to be submitted in respect of reserved matters shall make provision for the following:

Crime Prevention:

- Details of appropriate boundary treatments to properties backing on to open space, landscaping, flank dwelling walls to roads and SuDs areas.
- Natural surveillance to the accesses.
- Details of measures to prevent private motor vehicle access to the field to the northern part of the site.
- Details of lighting throughout the site

Infrastructure:

- Details of a shared use connection between the emergency access and the main site access internal to the development

- The reserved matters layout shall make provision for potential future vehicular, pedestrian and cycle access to the northern area of the site beyond the existing residential part of the site.
- The internal road layout shall ensure that it provides access for a 26t refuse collection vehicle

Landscaping Requirements:

- Significant landscape buffer to the access road to the Crematorium
- Provision of a landscaped bund to the Crematorium access road
- Car parking to provide enhanced landscaping with planting breaking up long runs of parking. In addition, the parking layout should ensure that allocated parking is located conveniently for future residents in close proximity to their dwelling.
- On site open space should seek to provide good connectivity for pedestrians and avoid extensive parking to the perimeter of the open space.
- The soft landscaping scheme with the reserved matters application shall be fully detailed in relation to species of trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Details of tree pit details, specification schedules, including plant size, number and density and implementation programme.
- Full details of hard landscaping shall be provided.
- Details of footpath route the community Orchard

Reason: to ensure that the Reserved Matters application takes account of requirements in relation to crime prevention, infrastructure requirements, potential future development and landscaping requirements having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 policy H18 of the Pre-Submission Havant Borough Local Plan 2036, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.