

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Development Management Committee held on 15 March 2018

Present

Councillor Patrick (Chairman)

Councillors Hughes, Keast, Perry, Satchwell, Lloyd and Guest (Standing Deputy)

Other Councillors Present:

### **115 Apologies for Absence**

Apologies for absence were received from Cllr Buckley.

### **116 Minutes**

RESOLVED that the Minutes of the last meeting held on 22<sup>nd</sup> February 2018 be approved as a correct record and signed by the Chairman.

### **117 Declarations of Interest**

There were no declarations of interest relating to matters on the agenda from members present.

### **118 Chairman's Report**

The Chairman advised that Central Government had published proposed revisions to the NPPF and consultations on these would take place in May. These changes would be communicated to the wider Council Members after the consultation process had finished.

### **119 Matters to be Considered for Site Viewing and Deferment**

There were none.

### **120 Deputations**

The Committee noted the following deputation requests:

- 1) Mr Norton – APP/16/00774 – Land North of Havant Road and West of Selangor Avenue, Emsworth
- 2) Mr Goodwill – APP/16/00774 - Land North of Havant Road and West of Selangor Avenue, Emsworth

**121 APP/16/00774 - Land north of Havant Road and West of Selangor Avenue, Emsworth**

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

The Committee was addressed by the following deputees:

- 1) Mr Andrew Norton, who objected to the Officer's recommendation for the following reasons:
  - a. There were concerns over the wider impact on highway infrastructure that the proposed signalled access would have. Traffic modelling should not be deemed viable as it had been shown to be inaccurate in other parts of the Borough.
  - b. Contractor vehicles would have a significantly detrimental impact on the local area when parking during construction. The impact would be unacceptable for local residents, particularly those in Selangor Avenue.
  - c. The report on noise impact on the site should not be considered accurate as it was out of date and the level of noise for some properties from the nearby motorway was too high. Those living in the proposed 3 storey dwellings would be significantly impacted to a point they would not be have reasonable enjoyment of their homes.

In response to questions from the committee Mr Norton advised that:

- The lack of faith in the traffic modelling had arisen from the problems associated with other parts of the Borough, particularly Southleigh Road, with queues larger than predicted at peak times.
- 2) Mr Goodwill, of Barratt Homes, who supported the Officer's recommendation for the following reasons:
    - a. Planning permission had already been granted in principle and a reduction in numbers should be welcomed.
    - b. The changes to the proposal were as a result of market demands.
    - c. The proposed density of the site was acceptable and the character and design were in-fitting with the location as they were attractive, complimentary and sympathetic.
    - d. A noise assessment was completed in 2017 and was up to date, and Barratt homes were confident the dwellings would be marketable.

- e. Barratt Homes would seek early delivery of the proposal if granted which would assist with Havant Borough's Housing Need.
- f. Contractor parking during the constriction period would be encouraged on site to mitigate any impact upon neighbours, particularly of Selangor Avenue.

In response to questions from the Committee it was advised that:

- The proposal included a covenant to restrict the parking of commercial vehicles so they did not detrimentally impact neighbours.
- The revised scheme had been designed with market demand in mind.

In response to questions from the Committee, Officers advised that:

- Highway law allowed residents to park anywhere on the highway where it was appropriate and parking regulations were not in place.
- On larger developments the Parking SPD allowed for a lower level of unallocated visitor parking than at 20%. The proposed visitor parking spaces was considered acceptable by the Planning Officers.
- The noise assessment would be validated once development had begun.
- Havant Borough Council's Housing Officer had been consulted on the proposal and commented on the number of bedrooms per dwelling, advising the 2-3 bedroom properties would be most acceptable.

The committee adjourned at 18:00pm and reconvened at 18:06pm.

The Committee considered the application together with the views raised by the deputees. The Committee discussed the appropriateness of the development, understanding the previous permission had already been granted for a higher number of dwellings on the site. Concerns were raised over the limited number of unallocated parking spaces and the associated issues this would have, with possible detriment to the social wellbeing of the locality. However, the committee also considered that the reduction in the number of proposed dwellings would have a positive impact on the local area and that the application was acceptable in planning terms. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/17/01071 subject to:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00774

subject to:-

(A) A Section 106 Agreement as set out in paragraph 7.37

(B) the following conditions

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 and documents:

Planning

Application Form

Letter to HBC 10th January 2018

Infrastructure Delivery Statement March 2017

CIL Additional Information Form

CIL Assumption of Liability Form

Planning Design & Access Statement January 2018

Affordable Housing Plan CB\_15\_105\_005Rev A

Statement of Community Involvement July 2017

Architect's Plans

Building for Life 12 Assessment

Topographical Survey

Planning Layout CB\_15\_105\_001

Housing Mix Plan CB\_15\_105\_003

Affordable Housing Plan CB\_15\_105\_004

Building Heights CB-15\_105\_005

Parking Strategy Plan CB-15\_105\_006

Bin & Cycle Storage Plan CB-15\_105\_007

External Finishes CB\_15\_105\_008

External Enclosures CB\_15\_105\_009

Location Plan 18-2059-109

Constraints and Opportunities 18-2059-900 Rev A

2BFA & 2BFB Elevations CB-15\_105\_FA\_FB\_E01

2BFA & 2BFB Elevations CB-15\_105\_FA\_FB\_E02

2BFA & 2BFB Elevations Floor Plans CB-15\_105\_FA\_FB\_P01

2BFA & 2BFB Elevations Floor Plans CB-15\_105\_FA\_FB\_P02

2BFA & 2BFB Elevations Floor Plans CB-15\_105\_FA\_FB\_P03

3BHA (ESKDALE SPECIAL) CB\_15\_105\_3BHA\_E01

3BHA (ESKDALE SPECIAL) CB\_15\_105\_3BHA\_P01

ALVERTON Elevations CB-15\_105\_AV-E01

ALVERTON Elevations CB-15\_105\_AV-E02

ALVERTON Elevations CB-15\_105\_AV-E03

ALVERTON Floor Plans CB-15\_105\_AV-P01

ALVERTON Floor Plans CB-15\_105\_AV-P02

ALVERTON Floor Plans CB-15\_105\_AV-P03

AMBERSHAM & MALDON Elevations and Floor Plans  
CB\_15\_105\_AM\_ML\_E01

AMBERSHAM & MALDON Elevations and Floor Plans  
CB\_15\_105\_AM\_ML\_E02

AMBERSHAM & MALDON Elevations and Floor Plans  
CB\_15\_105\_AM\_ML\_P01

AMBERSHAM & MALDON Elevations and Floor Plans  
CB\_15\_105\_AM\_ML\_P02

AMBERSHAM & MALDON Elevations and Floor Plans  
CB\_15\_105\_AM\_ML\_P03  
MAIDSTONE ELEVATIONS  
CB\_15\_105\_MA\_E01

MAIDSTONE ELEVATIONS CB\_15\_105\_MA\_E02

MAIDSTONE ELEVATIONS CB\_15\_105\_MA\_E03

MAIDSTONE ELEVATIONS CB\_15\_105\_MA\_E04  
MAIDSTONE ELEVATIONS CB\_15\_105\_MA\_E05  
MAIDSTONE ELEVATIONS CB\_15\_105\_MA\_E06  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P01  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P02  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P03  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P04  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P05  
MAIDSTONE FLOOR PLANS CB\_15\_105\_MA\_P06  
ENNERDALE ELEVATIONS (STARTER HOMES) CB\_15\_105\_EN\_E01  
ENNERDALE FLOOR PLANS (STARTER HOMES)  
CB\_15\_105\_EN\_P01  
ENNERDALE ELEVATIONS CB\_15\_105\_EN\_E01  
ENNERDALE ELEVATIONS CB\_15\_105\_EN\_E02  
ENNERDALE ELEVATIONS CB\_15\_105\_EN\_E03  
ENNERDALE ELEVATIONS CB\_15\_105\_EN\_E04  
ENNERDALE FLOOR PLANS CB\_15\_105\_EN\_P01  
ENNERDALE FLOOR PLANS CB\_15\_105\_EN\_P02  
FOLKSTONE ELEVATIONS CB\_15\_105\_FO\_E01  
FOLKSTONE ELEVATIONS CB\_15\_105\_FO\_E02  
FOLKSTONE FLOOR PLANS CB\_15\_105\_FO\_E01  
FOLKSTONE FLOOR PLANS CB\_15\_105\_FO\_E02  
Garages, Elevations and Floor Plan CB\_15\_105\_GAR\_E01  
Garages, Elevations and Floor Plan CB\_15\_105\_GAR\_E02  
Garages, Elevations and Floor Plan CB\_15\_105\_GAR\_E03  
Garages, Elevations and Floor Plan CB\_15\_105\_GAR\_E04  
Sub Station Elevations & Floor Plans CB\_15\_105\_SUB\_E01  
Bin & Cycle Store Elevations and Floor Plan  
CB\_15\_105\_BIN\_CYC\_E01

RADLEIGH ELEVATIONS CB\_15\_105\_RA\_E01  
RADLEIGH ELEVATIONS CB\_15\_105\_RA\_E02  
RADLEIGH FLOOR PLANS CB\_15\_105\_RA\_P01  
RICHMOND ELEVATIONS CB\_15\_105\_RI\_E01  
RICHMOND ELEVATIONS CB\_15\_105\_RI\_E02  
RICHMOND FLOOR PLANS CB\_15\_105\_RI\_P01  
RICHMOND FLOOR PLANS CB\_15\_105\_RI\_P02  
ROSEBERRY ELEVATIONS (STARTER HOMES)  
CB\_15\_105\_RO\_E01  
ROSEBERRY ELEVATIONS (STARTER HOMES)  
CB\_15\_105\_RO\_E02  
ROSEBERRY ELEVATIONS (STARTER HOMES)  
CB\_15\_105\_RO\_E03  
ROSEBERRY FLOOR PLANS (STARTER HOMES)  
CB\_15\_105\_RO\_P01  
ROSEBERRY FLOOR PLANS (STARTER HOMES)  
CB\_15\_105\_RO\_P02  
ROSEBERRY FLOOR PLANS (STARTER HOMES)  
CB\_15\_105\_RO\_P03  
ROSEBERRY ELEVATIONS CB\_15\_105\_RO\_E01  
ROSEBERRY ELEVATIONS CB\_15\_105\_RO\_E02  
ROSEBERRY ELEVATIONS CB\_15\_105\_RO\_E03  
ROSEBERRY FLOOR PLANS CB\_15\_105\_RO\_P01  
ROSEBERRY FLOOR PLANS CB\_15\_105\_RO\_P02  
ROSEBERRY FLOOR PLANS CB\_15\_105\_RO\_P03  
STREET SCENES CB\_15\_105\_SS\_01  
STREET SCENES CB\_15\_105\_SS\_02  
STREET SCENES CB\_15\_105\_SS\_03  
STREET SCENES CB\_15\_105\_SS\_04  
STREET SCENES CB\_15\_105\_SS\_05  
STREET SCENES CB\_15\_105\_SS\_06



STREET SCENES CB\_15\_105\_SS\_07  
STREET SCENES CB\_15\_105\_SS\_08  
STREET SCENES CB\_15\_105\_SS\_09  
STREET SCENES CB\_15\_105\_SS\_10  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E01  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E02  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E03  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E04  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E05  
TYPE 51 ELEVATIONS CB\_15\_105\_T51\_E06  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P01  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P02  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P03  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P04  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P05  
TYPE 51 FLOOR PLANS CB\_15\_105\_T51\_P06  
TYPE 52 ELEVATIONS CB\_15\_105\_T52\_E01  
TYPE 52 FLOOR PLANS CB\_15\_105\_T52\_P01  
TYPE 55 ELEVATIONS CB\_15\_105\_T55\_E01  
TYPE 55 FLOOR PLANS CB\_15\_105\_T55\_P01  
TYPE 73 ELEVATIONS CB\_15\_105\_T73\_E01  
TYPE 73 ELEVATIONS CB\_15\_105\_T73\_E02  
TYPE 73 ELEVATIONS CB\_15\_105\_T73\_E03  
TYPE 73 FLOOR PLANS CB\_15\_105\_T73\_P01  
TYPE 73 FLOOR PLANS CB\_15\_105\_T73\_P02  
TYPE 73 FLOOR PLANS CB\_15\_105\_T73\_P03  
WOODCROFT ELEVATIONS CB\_15-105\_WO\_E01  
WOODCROFT ELEVATIONS CB\_15\_105\_WO\_E02

WOODCROFT FLOOR PLANS CB\_15\_105\_WO\_P01

WOODCROFT FLOOR PLANS CB\_15\_105\_WO\_P02

WOODCROFT FLOOR PLANS CB\_15\_105\_WO\_P0

### Ecology

Biodiversity Checklist

Exhibition Board Notes

Ecological Mitigation and Management Plan Dec 2017

Bat Activity Survey Report Feb 2017

Wintering Bird Survey Report December 2017

Extended Phase 1 Habitat Survey 5 December 2017

Reptile Presence/Absence Survey Report 7 December 2017

### Drainage

Drainage Layout Sheet 1 of 2 CLXX(52) 2001

Drainage Layout Sheet 2 of 2 CLXX(52) 2002

Drainage Strategy Indicative Details CLXX(52)2003 P2

Flood Risk Assessment 1012052-CL-RPT-001 Rev D

### Landscaping

Gap Report

Landscape Visual Impact Assessment Dec 2017 BDWS20345lvia Rev D

Landscape Management and Maintenance Plan 1/03/17  
BDWS20345man Rev C

Landscape Masterplan BDWS20345 10 Rev E

Landscape Proposals BDWS20345 11E Sheet 1

Landscape Proposals BDWS20345 11E Sheet 2

Landscape Proposals BDWS20345 11E Sheet 3

Landscape Proposals BDWS20345 11E Sheet 4

Landscape Proposals BDWS20345 11E Sheet 5

Landscape Proposals BDWS20345 11E Sheet 6

Landscape Proposals BDWS20345 11E Sheet 7

Landscape Proposals BDWS20345 20F Sheet 1

Landscape Proposals BDWS20345 20F Sheet 2

Landscape Proposals BDWS20345 20F Sheet 3

Hard Landscape Proposals BDWS20345 12 Sheet 1 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 2 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 3 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 4 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 5 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 6 May 2017

Hard Landscape Proposals BDWS20345 12 Sheet 7 May 2017

Play Area Proposals BDWS20345 Rev A Soft Landscape Specification  
BDWS20345 Rev B March 2017

#### Highways

Revised Travel Plan March 2017 041.0025/TP/5

Addendum Transport Statement March 2017 041.0025/ATA/2

Amended Application Transport Note 041.0025/AATN/3

Havant Road & Church Lane A27 Roundabout Mitigation Proposals  
041.0025.004 Rev F

Emsworth Road A27 Roundabout Mitigation Proposals 041.0025.005  
Rev C

Havant Road Development Access Junction

Stage 1 Road Safety Audit April 2017

Havant Road Signal Junction & Pedestrian Crossing 041.0025.012 Rev  
A

Proposed Signal Junction Arrangement Refuse Vehicle Tracking  
041.0025.009 Rev D

Updated Modelling Havant Road - Development Access v7.lsg3x

#### Miscellaneous

Noise Impact Assessment R7238-1 Rev 0 20 Dec 2017

Archaeological Desktop Assessment July 16

Air Quality Assessment July 2016

Proposed Site Layout and Levels Sheet 1 of 2 CLXX(11) 1001

Proposed Site Layout and Levels Sheet 2 of 2 CLXX(11) 1002

Arboricultural Impact Appraisal and Method Statement BDWS20345aia-ams Rev F 02.03.2018

Tree Report (Tree Survey and constraint advice) BDWS20345tr

External Lighting Report

Utility Service Statement 1012052-RPT-00002 Rev B

Minerals Assessment Letter Report 30/01/2017 J11145/DB/c07

Minerals Extraction Constraints Plan

Geophysical Survey Report Dec 11 LP1211L-GSR-v1.2

Updated Preliminary Desk Study & Ground Investigations Letter Report  
26th July 2016 J11145/DB/c06

SGN Tree Planting Guidelines

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

- 3 Notwithstanding the submitted details 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 amenity and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 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:

The provision to be made within the site for:

- (i) construction traffic access
- (ii) the turning of delivery vehicles
- (iii) provisions for removing mud from vehicles
- (iv) the contractors' vehicle parking during site clearance and construction of the development;
- (v) a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the

development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

**Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of groundworks within areas of the site that are 'brownfield' (previously developed land & land in its immediate vicinity as set out in Geophysical Survey Report Dec 11 LP1211L-GSR-v1.2 and Updated Preliminary Desk Study & Ground Investigations Letter Report 26<sup>th</sup> July 2016 J11145/DB/c06), an assessment of the nature and extent of contamination associated with previous land use in those areas shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority

**Reason:** Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

- 6 Prior to the occupation of any relevant part of the permitted development, any verification report that is required in accordance with condition 5 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being

necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

**Reason:** Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

- 7 In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- i) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- ii) An appropriate assessment of the risks to all receptors that may be affected, based upon i), and;
- iii) Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development,

OR;

B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

**Reason:** In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) including the emergency access 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.

- 9 No development shall take place until the applicant has secured the

implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised and recorded.

**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 and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development shall take place until the applicant has secured 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 that has been submitted to and approved by the 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 and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

**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 and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 Notwithstanding the submitted plans no above ground development hereby permitted shall be commenced until further details of the 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, specie sand planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of

all such landscaping works.

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

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 Notwithstanding the submitted details no above ground 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 CS1, CS16, and DM8 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 in consultation with the Minerals Planning Authority:

- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
- ii. a method to record the quantity of recovered mineral (re-use on site or off site)

**Reason:** To encourage the identified opportunity for incidental mineral extraction, prior and as part of the proposed development and having due regard to policy of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 No development shall take place until all trees and hedgerows 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 No development hereby permitted shall commence until plans and



particulars specifying the layout, depth and capacity of all foul and surface water drains 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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 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.

- 18 Notwithstanding the submitted details no part of the development shall be first occupied until further 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 or 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.

- 19 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.

- 20 Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R7238-1 Rev 0), dated 20 December 2017. Such testing can be achieved using sample dwellings, as per the measurement positions (as based on measurements done in 2012). This must be submitted to and agreed in writing by the Local Planning Authority.

This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

**Reason:** To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 No development shall be carried out within 3m of the high-pressure gas pipeline and no piling or boreholes within 15 without the prior written consent of the Local Planning Authority in consultation with Southern Gas.  
**Reason:** To safeguard the amenities of the locality and or 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.
- 22 No development shall take place until a scheme showing the offsite surface water drainage connection point has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Southern Water and/or the Highways Authority. No part of the development shall be occupied until the approved scheme has been implemented.  
**Reason:** Without the provision of an appropriate surface water connection point the development cannot be appropriately mitigated and 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.
- 23 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Extended Phase1 Habitat Survey (WYG, December 2017), Wintering Bird Survey (WYG, December 2017), Bat Activity Survey (WYG, December 2017), Reptile Survey (WYG, December 2017) and Ecological Mitigation & Management Plan (WYG, December 2017) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Details of the implementation of all ecological mitigation, compensation and enhancement features shall be reported to the LPA in writing within one month of their completion.  
**Reason:** to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.
- 24 No development hereby permitted shall commence until an Arboricultural Implications Assessment and Method Statement including a Tree Protection Plan, in accordance with the submitted Tree Survey Report has been submitted to approved in writing by the Local Planning Authority.  
**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 2012.

- 25 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation. **Reason:** To ensure the retention of adequate on-site parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway 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 2012.

## **122 Appointment of Chairman**

**The meeting commenced at 5.00 pm and concluded at 6.20 pm**

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**Chairman**