

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 29 August 2019

Present

Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Other Councillors Present:

Councillor(s): Robinson and Wilson

9 Apologies for Absence

There were no apologies for absence.

10 Minutes

The Minutes of the meeting of the Development Management Committee held on 18 July 2019 were agreed as a correct record and signed by the Chairman.

11 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 22 August 2019 were received.

12 Declarations of Interest

There were no declarations of interest.

13 Chairman's Report

The Chairman advised that meetings in September would be held on the following dates:

5th September – Site Viewing Working Party to view items for the meetings to be held on 10th and 19th September.

10th September – Extraordinary Development Management Committee to discuss applications relating to sites at Queen Anne's Drive, Lexden Gardens and Bedhampton Road.

19th September – Development Management Committee application for development at Camp Field.

14 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

15 APP/18/00450 - Land at Forty Acres Farm, Havant Road, Havant

(The site was viewed by the Site Viewing Working Party)

Proposal: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.

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

The Committee received the supplementary information, circulated prior to the meeting which:

- (1) detailed an additional consultee response from Network Rail who confirmed they raised no objection;
- (2) detailed an update to the planning considerations regarding the Habitats Regulations Assessment;
- (3) gave responses to the questions raised by the Site Viewing Working Party held on 22 August 2019; and
- (4) gave a revised recommendation to take into account the amendments outlined in (1) to (3) above.

The Committee was addressed by the following deputees:

- a) Mr Morrell, who objected, on behalf of the West of Bedhampton Residents Association, to the application for the following reasons:
 1. the developer had failed to conduct adequate wildlife surveys and had relied on out of date assessments even though the application had been submitted in 2018. He questioned whether the developer would accede to the requirements of Hampshire County Council Ecology and Natural England relating to ecology assessments before any development commenced;
 2. the proposed highway improvements to the Rusty Cutter roundabout would not provide a safe passage for children or elderly people. An official traffic model was required to ensure that any proposed improvements could ensure the safety and wellbeing of the most vulnerable residents. An independent survey by the West of Bedhampton Residents' Association had deemed this roundabout as a great hazard;
 3. the introduction of a park and ride scheme was contrary to the Local Plan's objectives relating to carbon neutral developments;

4. no evidence of run-off water, field or soil nitrogen levels had been included;
5. the proposed site was to be elevated significantly and would have a huge impact on Westways. He questioned whether there were sufficient measures in place to cope with excessive run off if the Sustainable Urban Drainage solution (SUDs) failed;
6. The current sewerage network was already at maximum capacity as evidenced by the recent discharges of effluent by the Southern Water Authority into Langstone Harbour. This development would exacerbate this problem;
7. the proposed three storey element of the development would be out of keeping of the character of the area and would create an undesirable precedent;
8. The 30% affordable housing did not meet the required standards. The configuration of the development, parking and road layout would need to be addressed if the affordable units were built to the national standard;
9. the application had attracted many objections, including a petition;
10. the Council had not received confirmation that the mitigation area would not be disturbed from the existing grassland. He further commented that any re-fertilisation would require another nutrient budget calculation;
11. the nutrient statement appeared to have been rushed and only addressed the levels that would pass through a sewerage treatment plant;
12. no details of the wildlife sanctuary are given. He questioned why the previous application for a sanctuary had been retracted;
13. there were no details of the proposed management company who would manage the secondary site mitigation area; and
14. The compromise of a three-year timeframe for commencement laid out in the supplementary information was preferable as it had only been 19 months since the initial application.

He recommended that the development be rejected on the grounds that it was the wrong development in the wrong place at the wrong time.

- b) Mr Gorrie, who objected to the application for the following reasons:

1. a drainage solution had not been provided to protect the properties in Westways from flooding;
 2. there would a loss of privacy to the occupiers of the existing properties for 5-10 years until the proposed trees had reached full maturity and the section drawings showed the levels inaccurately;
 3. questioned why affordable housing had been placed next to a private and settled community;
 4. the siting of the sewerage pumping station close to residential properties would have a detrimental impact on the living conditions of the occupiers of these properties by reason of the noise and odour likely to be generated by its use;
 5. the noise likely to be generated during construction of the development such as piling, would result in a huge impact on existing residents; and
 6. any Traffic Regulation Order required for Westways would adversely affect the existing residents;
 7. the infrastructure and in particular local schools and health facilities would not be able to accommodate the increase in demand likely to be generated by this proposal.
- c) Mr Trotter, who objected to the application for the following reasons:
1. infrastructure was bursting at the seams;
 2. the development would result in the loss of agricultural land which was increasingly important;
 3. the provisions to address flooding were inadequate;
 4. the proposal would see a huge rise in land levels with little concern for the privacy of existing residents;
 5. the development would result in the removal of the last visible greenspace between Titchfield and Emsworth and would change the Borough forever;
 6. the development would result in the ground floor of the proposed dwellings closest to his property being level with his bedroom. Whilst he understood he had no right to a view, he had a right to light and a reasonable environment; and

7. Should permission be granted, he asked that matters were addressed to ensure plots 36, 37 and 38 were modified or deleted.
- c) Mr Johnson, who supported the application for the following reasons:
1. the proposal would deliver Policy H14;
 2. meetings had been held with Havant Borough Council and Hampshire County Council (HCC) Highways to establish what improvements were required to enable the highway infrastructure to accommodate the proposal. Roads and footways would be constructed to adoptable standards;
 3. meetings had also been held with the Education Authority concerning the capacity of schools within the Borough;
 4. public consultation had taken place and the scheme had been amended to accommodate concerns raised;
 5. tree belts would be retained and enhanced;
 6. the house types and materials would deliver variety in design in a manner in keeping with the local vernacular;
 7. the floorspace for the affordable housing had been designed in line with Homes England standards;
 8. the open space was well above the standard required, it would be 14 hectares of open space instead of 1.4 hectares;
 9. the modelling undertaken for the transport assessment had used the worst-case scenario for traffic impact and it had been acceptable to HCC Highways Authority and would deliver wider benefits;
 10. with regard to parking for the care home, whilst the full provision would be 37 spaces, only 28 would be provided. The nature of the care home did not require a high number of parking spaces by the patients;
 11. the proposal would achieve net gain in terms of biodiversity. Nutrient assessments had been undertaken and factored in run-off and grassland areas, and discussions were;
 12. in terms of flood risk, some of the site was located within Flood Zones 2 and 3. The land raising was the minimum finished floor level required;
 13. approximately 80,000m³ of materials were required for the construction work. It was difficult to estimate, at this stage, the

frequency of vehicle movements needed to bring in the materials as this would on the size of the vehicles used. A full Construction Traffic Management Plan was required by one of the proposed conditions;

14. In terms of residential amenity, the back to back separation distances to existing properties in Westways would be in excess of the minimum requirement;
15. It was acknowledged that in some areas of the development and in particular near to the existing properties, the land would rise on a gradient. To protect the privacy of the existing properties it was proposed to plant native hedgerows at 1.5m height interspersed with 3.5 m- 4 m high trees with evergreens for immediate effect and winter screening; and
16. the application was compliant with the draft Local Plan, was fully supported by consultees and the applicant had sought to address local residents' concerns.

In response to questions from members of the Committee, the depute and his highways and ecological consultants, advised that:

- The involvement of a management company for the long-term maintenance plan for the site, recreation areas and flood zones would be detailed within the S106 agreement and had to be agreeable to all parties before a decision notice would be issued.
- The parking for the care home was not at the required standard as it was considered that there would be less of a need for car parking. It would be subject to a travel plan under the S106 obligations and it was pointed out that whilst night staff at the care home would be unable to get a bus to work, there would be less visitors at that time resulting in more available parking spaces.
- The footpath access from Westways into the site by the care home had been included in response to a statutory consultee requirement from HCC. If the committee had concerns, the agent confirmed that the footpath was not at the heart of the scheme and could be removed if requested.
- Regarding the opening of both new accesses to the site before the land was filled in, the agent took this point on board and said it may be looked at as part of discharging conditions. This would be dealt with through the Construction Traffic Management Plan

- d) Cllr Robinson, who objected to the application for the following reasons:

1. the site was agricultural land, below sea level, that regularly flooded when the tide was in;
2. the proposal would create urban sprawl and undermine the identity of separate settlements;
3. the size of the proposed properties was not in accordance with standards;
4. the site was the perfect definition of a gap;
5. the current infrastructure was not capable of taking a development of this size;
6. the development would exacerbate the existing highway problems at the Rusty Cutter roundabout and would encourage cars to travel at high speed to get through the traffic lights;
7. the care home would have a shortfall of nine parking spaces;
8. if there were issues with the pumping station such as equipment failure, it could back up into properties or leak into the harbour;
9. 21 of the proposed dwellings bordered properties on Westways and would tower over existing properties;
10. the land level changes would result in a significant number of vehicle movements; and
11. The environmental and ecological impact would be significant.

Cllr Robinson, on behalf of Mr Trotter, requested that it would be appreciated if the developer reduced the proposed terrace of three properties nearest his property to semi-detached it would be much appreciated. He appreciated the committee were not able to redesign the scheme but hoped that the applicant would listen; and

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

- It was not known what route the developer would take to move materials from the Berewood site to Forty Acres. This would be dealt with through the Construction Traffic Management Plan. It was anticipated that they would utilise the strategic network so would aim to use the A3(M).
- In terms of schooling, the Education Authority had advised that there was sufficient capacity at Bidbury Junior and Infant Schools. If these schools could not accommodate children from the proposed development, it would be for the Education Authority to find placements for the children.

- The proposed pumping station would be a sealed system as required by legislation. Southern Water had confirmed on 22 July 2019 that they had undertaken more detailed network modelling and was satisfied that the additional foul sewerage flows likely to be generated by this proposal would not increase the risk of flooding.
- No objections had been received from the Environmental Health Team.
- Although there was a significant increase in levels within the site, the officers felt that the risks of surface water flooding had been mitigated and would be filtered with the buffer. It was not a significant adverse impact to justify refusal.
- The agent had confirmed in his deputation that they would plant trees 3.5m - 4m in height from the start. Officers would look to ensure that this commitment would be followed through so that there would be some immediate impact.
- The S106 agreement would include a provision for the making of a Traffic Regulation Order prohibiting waiting at the access in Westways if parking associated with the care home interrupted the free flow of traffic in Westways.
- The proposed properties facing Westways exceeded the separation distance which would be applied for a three-storey property.

The Committee discussed the application in detail together with the views raised by deputees.

During the debate the Chairman directed the Committee towards some of the issues which had been raised by the deputees and the members and sought advice as to whether any of these concerns could be resolved by a condition or planning obligation. Before taking votes on the motion and the amendment, the Chairman checked with the members that they had no other issues they wished to raise.

The following concerns were raised during the debate:

Pedestrian Link into Westways

Concern was expressed that in view of the shortfall in parking provision for the Care Home, the proposed pedestrian access link to Westways would be likely to encourage on street parking in Westways. Officers reminded members that the applicant had indicated that it would be prepared to remove the footpath from the design of the development. The Committee considered that the link should be removed to protect the amenities of occupiers of Westways.

Some members had concerns regarding the proposed pedestrian and cycle improvements from the development to the Rusty Cutter Roundabout and did not feel it would be used. Concern was also raised that the proximity of the

footway to the highway would cause dangers to users and be unhealthy in terms of pollution. The officers confirmed that the Highways and Education Authority were happy with the route and that it was not intended for just those living in the development to use, but would be a positive benefit for those in the community who wanted to travel from the West of the A3 (M).

Impact on existing dwelling in Westways

Concern was expressed that given the difference in levels between the existing Westway properties (“existing buildings”) and those properties to be built behind them, there was a danger that surface water could drain into the existing properties. Although the Local Lead Flood Authority and Environment Agency had not objected the proposal, the Committee considered that an amendment to condition 16 was necessary to require details of measures to take excess surface water away from the existing properties to protect of the amenities of these properties.

The Committee also felt that the conditions should be amended to require the planting of more mature trees between Westways and the proposed development to protect the amenities of occupiers.

The Committee considered an amendment to refuse permission, however, a majority of the Committee was of the view, that subject to satisfactory conditions and the above amendments, the proposal was acceptable. It was therefore:

RESOLVED that the Head of Planning be authorised to grant permission for application APP/18/00450, in consultation with the Chairman of the Development Management Committee, subject to

- (A) the expiry of the publicity period associated with the revised level plan on 30/8/19, subject to there being no new material planning considerations raised;
- (B) a Section 106 Agreement as set out in paragraph 7.152 of the officers’ report;
- (C) receipt of an amended plan to remove the pedestrian link located in the north-west corner of the site providing a connection with Westways;
and
- (D) The following conditions, subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision:
 - 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:

Planning Application Form
 Infrastructure Delivery Statement
 CIL Assumption of Liability Form
 CIL Additional Information Form
 Planning Design & Access Statement Rev: C
 Affordable Housing Statement
 Statement of Community Involvement
 Compliance statement
 Architect's Plans
 Site Location Plan - PL01
 Topographical Survey (Sheet 1 of 2) PL02
 Topographical Survey (Sheet 2 of 2) PL03
 Proposed Site Layout Plan – PL04 Rev: M
 Proposed Site Layout Plan (Coloured Version) PL05 Rev: F
 Proposed Residential Site Layout Plan – PL06 Rev: T
 Proposed Materials Plan – PL07 Rev: N Proposed Boundary
 Treatment Plan PL08 Rev: P
 Affordable Housing Plan PL09 Rev: M Affordable Cell Plan
 PL10 Rev: M shared Driveways Plan PL11 Rev: M
 Storey Height Plan PL12 Rev: M
 Bin & Cycle Storage Plan PL13 Rev: M
 Proposed Streetscene Elevations PL14 Rev: C
 Chimney Location Plan PL15 Rev: M
 Proposed Level Sections LS-06 P14
 Section Through Plots 278 & 299 – LS-05
 Highway Layout Review - BSO-E4519-012-P
 Fire Tender Swept Path Analysis BSO-E4519-013-P
 Refuse Vehicle Swept Path Analysis - BSO-E4519-014-M
 Construction Vehicle Swept Path Analysis - BSO-E4519-015-J
 Private Vehicle Swept Path Analysis - BSO-E4519-016-J
 Exceedance Flow Layout - BSO-E4519-017-E
 Drainage Strategy - BSO-E4519-020-E, BSO-E4519-021-D,
 BSO-E4519-022-E
 FLOOD MITIGATION PROPOSALS BSO/E4519/029 B
 Indicative Street Lighting Layout - BSO-E4519-023-G and
 BSO-E4519-024-H Proposed Streetscenes PL14 C
 Street Lighting Layout BSO-E4519-023-G and BSO-E4519-
 024-H

Landscape

Combined Hard and Soft Landscaping Plans:

D2434 L. 120 Rev 11
 D2434 L. 121 Rev 12
 D2434 L. 122 Rev 08
 D2434 L. 123 Rev 06
 D2434 L. 124 Rev 03
 D2434 L. 125 Rev 02
 D2434 L. 126 Rev 05

D2434 L. 127 Rev 06
D2434 L. 128 Rev 05
D2434 L. 129 Rev 07
D2434 L. 130 Rev 04
D2434 L. 101 Rev 09
Landscape Visual Impact Assessment April 2018 Revision: 01
Landscape Management and Maintenance Plan Revision 03
Levels strategy
BSO-E4519-007-G- Sheet 1
BSO-E4519-008-F- Sheet 2
BSO-E4519-009-G- Sheet 3

Housetype Booklet, comprising the following plans:

ALVERTON VARIANT 1 - PLANS & ELEVATIONS – PLOTS
AS: 123 OPP: 207
AMBERSHAM MALDON - PLOT NUMBERS: AS: 208, 209,
210, 211, 212, 213 OPP: 124, 125, 126, 127, 128, 129
AMBERSHAM MALDON ELEVATIONS
KENLEY - PLANS & ELEVATIONS - PLOT NUMBERS: AS:
53, 57, 81, 83, 99, 122 OPP: 54, 82, 84, 98, 121, 215, 216
KENLEY VARIANT 1 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 43 OPP: 44
KENLEY VARIANT 2 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 67, 69, 137 OPP: 68, 70, 136
KENLEY VARIANT 3 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 217 OPP: 58, 120
KINGSVILLE - PLANS & ELEVATIONS - PLOT NUMBERS:
AS: 4, 48, 104, 111, 165, 167, 227 OPP: 3, 49, 102, 103, 109,
110, 164, 166, 225, 226
KINGSVILLE VARIANT 1 - PLANS & ELEVATIONS - PLOT
NUMBERS: AS: 6 OPP: 5
MAIDSTONE - PLANS & ELEVATIONS PLOT NUMBERS: AS:
22, 26, 35, 51, 55, 95, 159, 163, 174 OPP: 1, 21, 34, 52, 56,
94, 158, 173, 175
MAIDSTONE VARIANT 1 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 33, 106 OPP: 31, 32, 105
MAIDSTONE VARIANT 2 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 176 OPP: 25, 162
MAIDSTONE VARIANT 3 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 24 OPP: 23
MORESBY (DET) VARIANT 1 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 155, 172 OPP: 170, 171
MORESBY (DET) VARIANT 2 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 214 OPP: 107
MORESBY (DET) VARIANT 3 - PLANS & ELEVATIONS PLOT
NUMBERS: AS: 50, 85, 101, 108 OPP: 42, 93, 228 MORESBY
(DET) VARIANT 4 - PLANS & ELEVATIONS - PLOT
NUMBERS: AS: 138
MORESBY (END) - PLANS & ELEVATIONS - PLOT
NUMBERS: AS: 59 OPP: 100

MORESBY (END) VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 156 OPP: 02

MORESBY (END) VARIANT 2 - PLANS & ELEVATIONS - PLOT NUMBER 161

MORESBY (END) VARIANT 3 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 11, 72 OPP: 65

MORESBY (END) VARIANT 4 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 130

ROSEBERRY - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 14, 12, 45, 46, 71, 73, 74, 76, 97, 131, 133, 135, 140, 157, 169 OPP: 13, 47, 66, 75, 96, 132, 134, 139, 160, 168

ARCHFORD (P382-E-7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 179, 247, 249, 258, 262, 267, 270, 274, 294, 296, 311, 316 OPP: 178, 180, 196, 233, 248, 257, 281, 283, 302, 305, 308, 314

BAYSWATER (H406---7) – PLANS PLOT NUMBERS: AS: 241, 242 OPP: 229, 243, 256, 276 BAYSWATER (H406---7) – ELEVATIONS

BAYSWATER (H406---7) VARIANT 1 - PLOT NUMBERS: 303

BAYSWATER (H406---7) VARIANT 1

CORNELL (H433---7) VARIANT 1 – PLANS PLOT NUMBERS: AS: 218 OPP: 255

CORNELL (H433---7) VARIANT 1 – ELEVATIONS

CORNELL (H433---7) VARIANT 2 – PLANS PLOT NUMBERS: 177, 232, 245

CORNELL (H433---7) VARIANT 2 – ELEVATIONS

CORNELL (H433---7) VARIANT 3 – PLANS PLOT NUMBERS: AS: 272, 310 OPP: 251, 307

CORNELL (H433---7) VARIANT 3 – ELEVATIONS

EXETER (H418---7) – PLANS PLOT NUMBERS: AS: 259, 269, 278 OPP: 300

EXETER (H418---7) – ELEVATIONS

EXETER (H418---7) VARIANT 1 – PLANS PLOT NUMBERS: AS: 261, 277 OPP: 299

EXETER (H418---7) VARIANT 1 – ELEVATIONS

EXETER (H418---7) VARIANT 2 – PLANS PLOT NUMBERS: AS: 298 OPP: 268, 279

EXETER (H418---7) VARIANT 2 – ELEVATIONS

HADLEY (P341--D7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 266

HADLEY (P341--D7) VARIANT 1 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 250

HADLEY (P341--D7) VARIANT 2 - PLANS & ELEVATIONS PLOT NUMBERS: 263

HADLEY (P341-E-7) - PLANS & ELEVATIONS PLOT NUMBERS: AS: 181, 234, 304, 309, 313 OPP: 246, 254, 271, 297, 312

HADLEY (P341-E-7) VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 280 OPP: 275

HADLEY (P341-E-7) VARIANT 2 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 282, 301 OPP: 295

HADLEY (P341-E-7) VARIANT 3 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 198 OPP: 317
HADLEY (P341-WD7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 244 OPP: 273
HADLEY (P341-WD7) VARIANT 1 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 306 OPP: 265
HADLEY (P341-WD7) VARIANT 2 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 264
HOLDEN (H469--X7) – PLANS PLOT NUMBERS: AS: 315 OPP: 260
HOLDEN (H469--X7) – ELEVATIONS
HOLDEN (H469--X7) VARIANT 1 – PLANS - PLOT NUMBERS: AS: 284 OPP: 293
HOLDEN (H469--X7) VARIANT 1 – ELEVATIONS
KENNETT (T310-E-7) VARIANT 1 – PLANS - PLOT NUMBERS: AS: 285, 287, 289, 291 OPP: 286, 288, 290, 292
WILFORD (P204-EC7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 318 OPP: 197, 319, 320
TYPE 9B GROUND FLOOR PLAN - PLOT NUMBERS: AS: 142, 143, 144 OPP: 187, 188, 189
TYPE 9B FIRST FLOOR PLAN PLOT NUMBERS: AS: 145, 146, 147 OPP: 190, 191, 192
TYPE 9B SECOND FLOOR PLAN - PLOT NUMBERS: AS: 148, 149, 150 OPP: 193, 194, 195
TYPE 9B ELEVATIONS TYPE 55 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 7, 77 OPP: 9, 20, 60, 78, 86, 115, 119
TYPE 60.61 VARIANT 1 – PLANS PLOT NUMBERS: 151, 152, 153, 154, 183, 184, 185 & 186 TYPE 60.61- ELEVATIONS
TYPE 65 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 30 & 88 OPP: 29 & 89
TYPE 66 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 17, 39, 40, 63, 64, 90, 117 OPP: 16, 15, 41, 61, 116, 118
TYPE 67 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 19, 28, 36, 79, 91, 113, 114 OPP: 8, 18, 27, 37, 38, 80, 87, 92, 112
TYPE 72 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 62
TYPE 72 VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 141 OPP: 182
TYPE 73 - PLANS & ELEVATIONS - PLOT NUMBERS: 10
SH50 AFFORDABLE - PLANS & ELEVATIONS PLOT NUMBERS: AS: 200, 204 OPP: 199, 203, 205
SH66 AFFORDABLE - PLANS & ELEVATIONS PLOT NUMBERS: AS: 202, 220 OPP: 201, 219
SH67 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 223, 224, 236 OPP: 222, 237
SH69 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 240, 253 OPP: 230
SH74 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 221, 235, 239, 252 OPP: 206, 231, 238
SINGLE GARAGE PLANS & ELEVATIONS TWIN GARAGE TYPE 1 PLANS & ELEVATIONS

TWIN GARAGE TYPE 2 PLANS & ELEVATIONS QUAD
GARAGE PLANS & ELEVATIONS GENERIC
BIN AND CYCLE STORE - PLANS & ELEVATIONS
EXTERNAL
TOILET PLANS & ELEVATIONS
SUBSTATION TYPE 1 - PLANS & ELEVATIONS
SUBSTATION TYPE 2 - PLANS & ELEVATIONS

Care Home

Care Home- Ground Floor Plan PA01
Care Home- First Floor Plan PA02
Care Home- Second Floor Plan PA03
Care Home- Roof Plan PA04
Care Home- Elevations PA05
Care Home- Sectional Elevations Plan PA06 Site Plan PA08- B
CARE HOME - REFUSE AND CYCLE STORE PA09
CARE HOME COURTYARD COLOURED ELEVATIONS PA10
CARE HOME COLOURED ELEVATIONS PA11

Highways

Transport Assessment Prepared by Paul Basham Associates -
Dated June 2019 (Parts 1-9)
Travel plan 041.0023TP7- Prepared by Paul Basham
Associates- Dated June 2019
Sustainability Report - 041.0023.SRR2- Prepared by Paul
Basham Associates.

Ecology

Report to Inform Habitats Regulations Assessment Stage 1 and
2 August 2019
Winter Bird Mitigation Strategy (August 2019),
WYG: An Extended Phase 1 Habitat Survey (April 2018)
Bat Activity and Emergence Survey report (April 2018)
Wintering Bird Survey report (April 2018)
Reptile Presence/Likely Absence Survey report (April 2018)
Biodiversity Action Plan

Miscellaneous

Noise Impact Assessment August 2019
Flood Risk Assessment – April 2018
Drainage information responding to LLFA comments August
2019
Archaeological Desktop Assessment April 18
Air Quality Assessment October 2018
Arboricultural Impact Appraisal and Method Statement Barrell
Arboricultural assessment and method statement 16270-AA-
MW
Preliminary Desk Study & Ground Investigations Letter Report

Reason: - To ensure provision of a satisfactory development.

Landscape and materials

- 3 No development shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) Written specifications (including cultivation and other operations associated with plant and grass establishment,
 - ii) Planting methods, tree pits & guying methods,
 - iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
 - iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
 - v) Manner and treatment of watercourses, ditches and banks,
 - vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
 - vii) Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures,
 - viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution
 - ix) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

- 4 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 buildings 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.

Ecology and trees

5 No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to:

1. Details of all avoidance and mitigation measures in relation to SPA bird species;
2. Details of habitat management measures including restricting fertiliser application to avoid an increase in nitrogen outputs;
3. Provision of dog waste bins;
4. Details of ecological enhancement measures for the remainder of the application site.

All mitigation and enhancement features shall be permanently retained and maintained. The development shall be carried in accordance with the approved details

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

6 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Barrell Arboricultural assessment and method statement 16270-AA-MW and 16270-BT2 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the

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

7 No development shall commence until a detailed Management and Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the approved Winter Bird Mitigation Strategy (August 2019) and shall include:

- Details of suitable fencing and screening vegetation to deter access by cats, dogs and the public;
- Planting specification for scrub and hedgerows using only native species;
- Landscaping within the mitigation area, including potential return of the existing tree line within the mitigation area;
- Details of a suitable grassland seed mix and methodology for establishment; • Details of management measures prior to and after transfer to the suitable management body;
- Details and specification of interpretive media;
- Details of frequency and methodology of post-development monitoring. The development shall be carried out in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

8 No development shall take place, including any works or demolition, until a Construction Environmental Management Plan 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. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- i) A programme and phasing of the site clearance and construction work, including roads, footpaths, landscaping and open space;
- ii) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- iii) Arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- iv) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- v) Measures to minimise creation and impact of dust,

- vi) Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). This shall include details of noise monitoring of the construction and demolition work at sensitive locations,
- vii) Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat – high tide roost sites) shall not be undertaken during the bird overwintering period (i.e. October to March inclusive).
- viii) Measures to prevent mud and dust on the highway during development;
- ix) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- x) Temporary lighting;
- xi) Protection of pedestrian routes during construction;
- xii) No burning on-site;
- xiii) Scheme of work detailing the extent and type of piling proposed;
- xiv) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
- xv) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, Policies DM23 and DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 9 Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Report to Inform Habitats Regulations Assessment Stage 1 and Stage 2 (August 2019) and The Winter Bird Mitigation Strategy (August 2019) unless otherwise agreed in writing by the Local Planning Authority. All avoidance and mitigation features shall be permanently retained and maintained in accordance with the agreed details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Environmental – Soil, contamination

- 10 Prior to the commencement of development (or such other date or stage in development agreed in writing with the Local Planning Authority), a Materials Management Plan shall be

submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall demonstrate the general suitability of soils at the source location; and include measures to ensure that the quality of spoils transported under the plan are;

- a) consistent with the general characterisation of the source site, and;
- b) appropriately documented

Other than soils purchased from a soil supplier, the transfer to the site of soils from any source location not characterised within the Materials Management Plan shall not be permitted unless specifically agreed in writing by the Local Planning Authority prior to their deposition. The development shall be carried out in accordance with the approved details.

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], to ensure that deposited soils are suitable for their intended use and that no unacceptable exposures to contaminants may occur.”

- 11 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, 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) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.

- 2) A site investigation based on (1), 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 all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), 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.
- 4) 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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for 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 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

- 12 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 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 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

Noise

- 13 No individual dwelling as being subject to high levels of noise, as indicated on plan SK05 of WYG Noise Assessment dated August 2019, shall be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by WYG in the Noise Assessment : August 2019). Such testing can be achieved using sample dwellings, as per the measurement positions.

This shall 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. the glazing and ventilation strategy mitigation measures outlined in the WYG Noise Assessment dated August 2019, shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

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.

Drainage and Flood risk

- 14 No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: – Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated 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.

- 15 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and

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

- 16 No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment - RCP Ref TRS/BSO/E4409/16785 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:
- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - c. Evidence that a 10% urban creep has been included within the calculations.
 - d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
 - e. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer.

Drainage arrangement along the western boundary of the site with Westways to demonstrate that surface water runoff will not cause flooding to these adjacent properties

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated 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.

- 17 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated 20th April 2018) and the following mitigation measures detailed within the FRA:

1. Existing ground levels are to be raised to a minimum of 4.4m above Ordnance Datum (AOD) for the extent indicated on drawing number BSO/E4519/029 B (Appendix G of the FRA).
2. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the Flood Risk Assessment (FRA) (dated 20th April 2018), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding from blockages to the existing culvert, and to reduce the risk of flooding to the proposed development and future occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.

BREEAM (Care Home)

- 18 Before the commencement of the care home hereby permitted, written documentary evidence demonstrating that the development will achieve at minimum a level of 'Excellent' against the Building Research Establishment Environmental Assessment Method (BREEAM) Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority (LPA) for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and policy E12 of the emerging Havant Borough Local Plan 2036.

- 19 Prior to the occupation of the care home hereby permitted, written documentary evidence proving that the development has achieved at minimum a level of 'Excellent' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with

Policy CS14 of the Havant Borough Local Plan (Core Strategy) and policy E12 of the emerging Havant Borough Local Plan 2036.

Gas pipeline protection

- 20 No development shall be carried out within 3m of the high pressure gas pipeline and no piling or boreholes within 15m without the prior written consent of the Local Planning Authority in consultation with Southern Gas Networks.

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.

Highways

- 21 No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has 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.
- (vi) construction traffic routes and their management and control
- (vii) adequate provision for addressing any abnormal wear and tear to the highway
- (viii) a programme for construction. 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.

- 22 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve each individual dwelling hereby permitted shall be made fully

available for use prior to that dwelling 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.

Archaeology

- 23 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 in writing by the Local 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 2019.

- 24 Following completion of archaeological fieldwork a report shall 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 2019.

Water efficiency/sustainability

- 25 No part of the housing (C3) element of the development hereby permitted shall be occupied until 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 water efficiency calculation must be installed before first occupation and retained thereafter.

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 necessary avoidance measures are 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.

26

The care home (C2) element of the development hereby permitted shall not be occupied until a water efficiency calculation 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 water efficiency calculation must be installed before first occupation and retained thereafter.

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 necessary avoidance measures are 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.

Remove PD Rights – dwellings adjacent to Westways

- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, and E, of Schedule 2, Part 1 of the Order shall be carried out on plots 21-36, for the avoidance of doubt these are the properties adjacent to west boundary of the site, with the residential properties of Westways, without the prior written consent of the Local Planning Authority. 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.

Electric Charging points

- 28 Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on plan PL13M shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. 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 Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 29 Prior to the commencement of any dwellings on site on any approved phase, a verification report demonstrating that the level changes across the site, as identified in the level strategy plans: Proposed level sections LS-06 P1, BSO-E4519-007-G-Sheet 1, BSO-E4519-008-F- Sheet 2 and BSO-E4519-009-G-Sheet 3, have been carried out in accordance with the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of occupiers of nearby properties in Westways having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 7.44 pm

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Chairman