

Appendix B

Conditions relating to OUTLINE application with all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

1. The outline development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. Approval of the details of the following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:
 - (i) the scale of the development;
 - (ii) the appearance of the development
 - (iii) the landscaping of the site
 - (iv) the layout of all the buildings**Reason:** In order to secure a satisfactory development

4. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

6. No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved in writing by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
7. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8. Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details only.
Reason – To retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
9. The dwellings hereby permitted shall not be occupied for that phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10. No development hereby permitted shall commence for that phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted

to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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 National Planning Policy Framework.

11. 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:

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

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

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

Reason: To safeguard the amenities of the locality and/or 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.

12. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.

13. 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 without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. Prior to the commencement of development, a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans shall be submitted for approval by the Local Planning Authority. The car parking, servicing and other vehicular access

arrangements shall be made fully available for use in accordance with the agreed programme 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.

15. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011, and the National Planning Policy Framework.

16. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be constructed without the prior written approval of the Local Planning Authority.

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

17. Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement July 2017 and shall include the following details;

(a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

- (i) building form and depth,
- (ii) roofscape, including ridge lines and pitches,
- (iii) building heights (not to exceed 10.5m in height),
- (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
- (v) external materials,
- (vi) boundary treatment, and
- (vii) Parking principles (including cycle parking / storage).
- (viii) Details of Car Barns including materials, roofscape and building heights

(b) Principles for hard and soft landscaping within the site

The development shall be carried out in accordance with the approved Design Code document.

Reason - To ensure a satisfactory design for the development, in the interests of the character and appearance of the area 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. Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011.

19. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

20. 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, and notwithstanding any assessment provided with the planning application), 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) 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 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 & current land uses (&/or activities) that could pose a risk to future site occupiers.

21. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 20 above 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 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 & current land uses (&/or activities) that could pose a risk to future site occupiers.

22. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a ‘watching brief’).

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved ‘watching brief’ shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)”

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and 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.

23. Development hereby permitted shall be carried out in accordance with the approved plans:

- P000A LOCATION PLAN
- P001 EXISTING SITE PLAN
- P002 TOPOGRAPHICAL SURVEY
- P003 PARAMETERS PLAN (REV A)
- P004 LANDSCAPE STRATEGY
- P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
- P102 MAIN HOUSE - GROUND FLOOR EXISTING
- P103 MAIN HOUSE - FIRST FLOOR EXISTING
- P104 MAIN HOUSE - ELEVATIONS EXISTING
- P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
- P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
- P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
- P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
- P109 MAIN HOUSE - PROPOSED GROUND FLOOR
- P110 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
- P110 MAIN HOUSE - PROPOSED FIRST FLOOR
- P111 LANDSCAPE DETAIL LODGE
- P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
- P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
- P113 MAIN HOUSE - PROPOSED SECTION A-A
- P114 MAIN HOUSE - PROPOSED SECTION B-B
- P115 MAIN HOUSE - PROPOSED SECTION C-C
- P117 MAIN HOUSE - DOOR DETAIL WG18A
- P118 MAIN HOUSE - WINDOW DETAIL WG39
- P119 MAIN HOUSE - WINDOW DETAIL WG21 & 20A
- P120 MAIN HOUSE - DOOR DETAIL XD11
- P121 MAIN HOUSE - DOOR DETAIL WG25
- P122 MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
- P123 MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10

- P124 MAIN HOUSE - DOOR DETAIL XD03
- P201 COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
- P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
- P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
- P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
- P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
- P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
- P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
- P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
- P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
- P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
- P211 COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
- P212 COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
- P213 FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
- P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
- P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
- P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
- P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
- P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
- P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
- P222 FORMER STABLES - PROPOSED SECTIONS C-C
- P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P226 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P227 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P228 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P229 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P230 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P233 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS

P234 FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
P235 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P236 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P301 GATE LODGE EXISTING GROUND FLOOR PLAN
P302 GATE LODGE EXISTING FIRST FLOOR PLAN
P303 GATE LODGE EXISTING ELEVATIONS
P304 GATE LODGE GROUND FLOOR ALTERATION PLAN
P305 GATE LODGE FIRST FLOOR ALTERATION PLAN
P306 GATE LODGE ELEVATIONS ALTERATION PLAN
P307 GATE LODGE PROPOSED GROUND FLOOR PLAN
P308 GATE LODGE PROPOSED FIRST FLOOR PLAN
P309 GATE LODGE PROPOSED ROOF PLAN
P310 GATE LODGE PROPOSED NORTH AND EAST ELEVATION
P311 GATE LODGE PROPOSED SOUTH AND WEST ELEVATION
P312 GATE LODGE DOOR SCHEDULE
P313 GATE LODGE WINDOW SCHEDULE
P400 WOOD STORE EXISTING ELEVATIONS
P401 WOOD STORE PROPOSED ELEVATIONS
P402 WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
P403 DAIRY ELEVATIONS
P404 DAIRY FLOOR PLANS
160720-002 D ACCESS DRAWING
BJH 01 02 TREE SURVEY PLAN
P215 COACH HOUSE & FORMER STABLES - AMENDED
P220 COACH HOUSE & FORMER STABLES – AMENDED
245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
16072-200 REV E - PRELIMINARY OFF-SITE ACCESSIBILITY PROPOSALS
SUBMITTED ON 28/2/2018

SUPPORTING DOCUMENTS:

FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
ARBORICULTURAL METHOD STATEMENT
ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN

ECOLOGICAL ASSESSMENT
ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
EXTERNAL LIGHTING REPORT
FLOOD RISK ASSESSMENT
HERITAGE STATEMENT
HERITAGE STATEMENT - FIGURES
INFRASTRUCTURE DELIVERY STATEMENT
LAND CONTAMINATION DESK STUDY REPORT
LANDSCAPE AND VISUAL APPRAISAL
LANDSCAPE AND VISUAL APPRAISAL PLANS AND PHOTOS
MARKETING REPORT
MINERALS POSITION STATEMENT
NOISE IMPACT ASSESSMENT
RESIDENTIAL TRAVEL PLAN
TRANSPORT STATEMENT
UTILITIES & SERVICING STATEMENT
DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

24. Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

25. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

26. A revised viability assessment shall be submitted with the reserved matters application.

Reason: To further assess the financial viability of the scheme at reserved matters stage and having due regard to Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011.

27. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to manage the removal of unprotected and protected trees as part of the redevelopment of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.