

Additional Information

**HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
24 February 2022**

I am now able to enclose, for consideration by the Planning Committee on 24 February 2022 , the following additional information that was unavailable when the agenda was printed.

Agenda No	Item	
2	Minutes	1 - 18
5(a)	APP/21/01376 - Land adjacent to 54, Long Copse Lane, Emsworth	19 - 20
	Proposal: Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683)	

[Additional Information](#)

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HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 3 February 2022

Present

Councillor Crellin (Chairman)

Councillors Branson, Hughes, Lowe, Patrick and Weeks

53 Apologies

Apologies for absence were received from Councillor Howard.

54 Minutes

The minutes of the meeting of the Planning Committee held on 16 December 2020 were agreed as a correct record and signed by the Chairman.

55 Declarations of Interests

Councillor advised that although he sat on the Economic Transport and Environment Committee and the Regulatory Committee as a Hampshire County Councillor, he did not consider that this precluded him from taking part in the debate and vote on Application APP/21/01244.

The legal advisor to the Committee, advised that, based on the information provided, Councillor Hughes's role as a County Councillor should not preclude him from taking part in the vote or debate on this application.

56 APP/21/01244 - 32 New Lane, Havant

Proposal: Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition.

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

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

- (1) included written depositions received from Mr Comlay, on behalf of the Havant Civic Society and the New Lane Residents, Ms Saunders, Fellows Planning on behalf of the applicants, and Ms Brooks, on behalf of Havant Friends of the Earth and Havant Climate Alliance;
- (2) gave responses to the written depositions referred to in (1) above;

- (3) summarised additional representations received since the agenda was published; and
- (4) revised section 7 of the submitted report and the wording of recommended condition 2.

In view of the public interest shown in this application, the Chairman, in accordance with the Committee's adopted deputation procedure, agreed to an extension of the time allowed for deputations as follows:

- 5 minutes for the objector
- 5 minutes for those speaking in support

The Committee was addressed by

- (i) Mr Comlay, Havant Civic Society and the New Lane Residents, who reiterated the issues raised in his written deputation and emphasised that:
 - (a) the Council and Hampshire County Council had not received sufficient detail to address concerns raised by him and others and was therefore vulnerable to legal challenge;
 - (b) no attention had been paid to the geographical context within which the proposal would operate;
 - (c) the identity of the operator was relevant and should be taken into account when considering this application; and
 - (d) conditions 4, 9 and 10 were imposed on the understanding that the vehicles would be branded.

(Mr Comlay failed to complete his verbal address within the allotted time)

In response to questions from members of the Committee, the depute:

- Advised that his deputation had been confirmed by Havant Civic Society and local residents.
- Challenged the traffic level numbers submitted with the original application: the numbers did not show movements of staff when the shifts changed.
- acknowledged that the shift hours had been amended but the late shifts changed when public transport was not available
- advised that he understood that Hampshire County Council had traffic data for commercial uses, which was requested in the conditions.
- Advised that the statement in the submitted documents that branded vehicles would have no relevance to the solution was nonsensical

(During the question and answer session, the Chairman reminded members and the depute that the purpose of this session was to clarify matters of fact and not to extend the deputation)

At the conclusion of his deputation and question and answer session the Chairman:

- (A) commented on the authenticity of the evidence supporting Mr Comlay's deputation,
 - (B) raised concerns about the comments made relating to officers and Councillors, and
 - (C) advised that the Committee was required to determine each application on its own merits.
- (ii) Mr Sharland and Ms Fellows, who on behalf of the applicant, reiterated the issues raised in their written deputation and emphasised:
- (a) that the scale of the proposed operation and associated traffic remained unchanged;
 - (b) that the proposal was the result of discussions with officers of Havant Borough Council and Hampshire County Council;
 - (c) that the traffic movements likely to be generated by the proposal had been rigorously tested to ensure there would be no negative impact;
 - (d) that the traffic levels likely to be generated by the proposal would be lower than previous operators
 - (e) that a cap would be imposed restricting the number of vehicle movements to 2,415 a day;
 - (f) that if granted the permission would run with the use of the land regardless of the occupier; and
 - (g) the aims and purpose of the community engagement condition

(Ms Fellows failed to complete her deputation within the allotted time)

(The Chairman advised the Committee that, using her discretionary powers, she had invited Mr Dix, a member of the applicant's deputation team, to join the meeting virtually to answer questions as he had been requested by the Council not to physically attend the meeting due the Covid restrictions)

In response to questions from members of the Committee, the deputees advised that: **Page 3**

- the proposed traffic generation data included in the Operational Management Plan included all vehicles entering and leaving the site
- it was not logical to use residential roads to the South. However, if Crossland Drive was closed for emergency reasons, the Operator might decide to reroute vehicles through residential roads. If this happened the Council would be advised why the diversion route had been chosen.

(During the question and answer session, the members were reminded that the purpose of the session was to clarify matters of fact and should not be used to negotiate conditions or debate the issue with the deputees)

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

- If the application was granted approval, the Operational Management Plan would be approved by Havant Borough Council
- The Council had negotiated with Hampshire County Highways throughout the application process.
- The marketing of the employment opportunities to Havant and the Leigh Park area was the closest the Council could get to giving priority to the employment of younger local residents

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

Although a member expressed concern that the volume of traffic likely to be generated by the proposed would have an impact on the area and the proposal did not appear to offer employment opportunities for 16 to 24 year old children, the same member advised that these concerns did not justify refusal of the application.

During the debate the members were reminded that although the depute had suggested the identity of the operator, the name of the proposed operator was not known.

The majority of the Committee considered that:

- (i) the amendment was more precise and enforceable;
- (ii) as the Highway Authority had raised no objections to the proposal, there were no highways reasons to justify refusal;
- (iii) there were sufficient arrangements to track and control the routes of traffic likely to be generated by the proposal;

- (iv) recommended Condition 30 needed to be strengthened to give residents the faith that their concerns could be raised and discussed in an appropriate manner; and
- (v) The economic benefits outweighed any detrimental impact which could arise from the operation of the proposal.

RESOLVED that application APP/21/01244 be granted permission subject to the following conditions:

- 1 The development must be begun not later than 22 October 2024.

Reason: To comply with the requirements of Sections 73 and 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:

Plans:

Proposed Warehouse Elevations Drawing Number 2101-S4-P6
Proposed Warehouse Floor Plan Drawing Number 2102-S4-P6
Proposed Van Parking Deck Plan - Levels 0 & 1 Drawing Number 2103-S4-P4
Proposed Van Parking Deck Plan - Levels 2 & 3 Drawing Number 2104-S4-P4
Proposed Warehouse Roof Plan Drawing Number 2109-S4-P3
Site Location Plan Drawing Number 2001-S4-P3
Proposed Site Plan Drawing Number 2003-S4-P7
Proposed Site Plan Grade Level Drawing Number 2003A-S4-P3
Proposed Building Overlay Drawing Number 2004-S4-P3
Proposed Parking and Vehicular Movements Drawing Number 2005-S4-P5
Existing and Proposed Site Section Drawing Number 2006-S4-P7
Proposed Boundary Treatments Plan Drawing Number 2008-S4-P3
Proposed Guard Hut & Guard Cabin Details Drawing Number 2009-S4-P3
Proposed Cycle and Smoking Shelter Details Drawing Number 2010-S4-P3
Proposed Height Restrictor & Vehicle Barrier Details Drawing Number 2011-S4-P3
Landscape Masterplan Strategy Drawing Number LLD2077-LAN-DWG-010 Rev 03
Tree Constraints Plan Drawing Number LLD2177-ARB-DRG-001 Rev 03
Tree Retention and Protection Plan Drawing Number LLD2177-ARB-DWG-002 Rev 04
Bulk Earthworks Analysis 15.5m FFL Drawing Number C200810-PIN-XX-XX-DR-C-220 Rev P02

Levels Strategy 15.5m FFL Drawing Number C200810-PIN-XX-XX-DR-C-206 Rev P05
 External Lighting Lux Level Plot Drawing Number 10290-PL-100 Rev B
 External Lighting Intrusive Lighting Renders & Calculation Points Drawing Number 10290-PL-101 Rev B
 Access Road General Arrangement Drawing - Drawing Number LLD2177-LAN-DWG-150 Rev 03
 Proposed Junction Layout with Landscaping Overlay Drawing Number 205452/PD14

Documents:

Consultation Summary Fellows Planning dated 18/01/2022
 Operational Management Plan Kingsbridge Estates January 2022
 Vectos GDPR Ref 205452/N14 3rd December 2021

Planning Statement Luken Beck February 2021
 Design and Access Statement SMR Architects 7379/DAS/V3 February 2021
 Transport Statement - Vectos February 2021
 Supplementary Transport Assessment - Vectos July 2021
 Transport Assessment Addendum - Vectos - Bus Services 205452/N09
 Daily Trip Generation Note - Vectos - 205452/N10
 Highways Response Note - Vectos 205452/N13
 Travel Plan - Vectos January 2021
 Non-Motorised User Context Assessment -Vectos February 2021
 Air Quality Assessment Delta-Simons Project No. 20-1275.01 Issue 2 January 2021
 Air Quality - Response to Havant Borough Council Environmental Health Comments Delta-Simons Project Number 20-1275.03 24th May 2021
 Air Quality - Response to Havant Borough Council Environmental Health Additional Comments - Delta-Simons 20-1275.03 18th August 2021
 Noise Constraints Assessment Tetra Tech A118298 February 2021
 External Artificial Lighting Assessment Report KTA Report Number IDS/JG/10290/PL1/R1 February 2021
 Pfizer Biotech Incumbent Lighting Survey KTA 10290-ELR-100 8 December 2020
 Existing Tree Schedule Lizard Landscape Design and Ecology Project Reference LLD2177 Rev 02 February 2021
 Arboricultural Impact Assessment and Method Statement Lizard Landscape Design and Ecology Project Reference LLD2177 Rev 02 8 February 2021
 Flood Risk Assessment Pinnacle Consulting Engineers Flood Risk Assessment C200810-PIN-XX-XX-RP-C-01 Version 4.0 9 February 2021
 Drainage Strategy Report Pinnacle Consulting Engineers C200810-PIN-XX-XX-RP--02 Version 8.0 9 February
 BREEAM Pre-assessment Yonder Job Nr. 2225 Rev A 29 January 2021

Phase 1 Environmental Assessment EPS UK20.5052 Issue 4 25
January 2021
Construction Management Plan TSL Issue No.3 12th January 2021
Landscape and Visual Impact Assessment Lizard Landscape Design
and Ecology Project Reference LLD2177-LPL-REP-001 Rev 01 9
February 2021
Landscape and Visual Impact Assessment Lizard Landscape Design
and Ecology Project Reference LLD2177-LPL-REP-001 Rev 01
Appendix E
Landscape Design Strategy Lizard Landscape Design and Ecology
Project Reference LLD2177-LAN-REP-001 Rev 2 30th June 2021
Ecological Impact Assessment Lizard Landscape Design and Ecology
Project Reference LLD2177 Rev 03 26th May 2021
Statement of Community Involvement Luken Beck January 2021
Construction Employment and Skills Framework Plan Fellows Planning
uploaded 26th August 2021
Employment and Skills Note uploaded 26th August 2021
Outline Remedial Strategy & Implementation Plan EPS Project
Reference UK20.5052D Issue 2.1 24th May 2021
Dialux External Lighting Assessment Report Thorux Lighting Report
Number JW/LW/540939/DLX
Framework Delivery and Servicing Management Plan - Vectos July
2021
Framework Car Park Management Plan - Vectos July 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The construction phase of the development shall be carried out in accordance with the approved Construction Management Plan (produced by TSL) Issue No.3, unless otherwise agreed in writing by the Local Planning Authority. This includes construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

Reason: In the interest of highway safety having due regard to policies CS20 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The Full Operational Management Plan document produced by Vectos Ltd, dated January 2022 shall be implemented as approved, and be observed throughout the period that the lawfulness of activity at the development land relies upon this Planning Permission.

No significant deviation from the provisions of the approved plan shall be permitted, without the express written consent of the Local Planning Authority.

Reason: To ensure any future occupier abides by the assumptions within the Transport Assessments agreed at planning having due regard to policies DM11 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 and the Planning Policy Framework.

- 5 Prior to occupation of the development hereby permitted a Full Car Parking Management Plan (building on the Vectos Framework Car Parking Management Plan July 2021) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved plan shall be implemented as approved, and be observed throughout the period that the lawfulness of activity at the development land relies upon this Planning Permission.

No significant deviation from the provisions of the approved plan shall be permitted, without the express written consent of the Local Planning Authority.

Reason: To ensure any future occupier abides by the measures agreed at planning having due regard to policies CS20, DM11, DM12 and DM14 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD and the Planning Policy Framework.

- 6 Prior to occupation of the development hereby permitted, a Full Delivery Servicing Management Plan (building on the Vectos Framework Delivery Servicing Management Plan July 2021) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved plan shall be implemented as approved, and be observed throughout the period that the lawfulness of activity at the development land relies upon this Planning Permission.

No significant deviation from the provisions of the approved plan shall be permitted, without the express written consent of the Local Planning Authority.

Reason: To ensure any future occupier abides by the measures agreed at planning having due regard to policies CS20, DM11 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 and the Planning Policy Framework.

- 7 The development hereby permitted shall not be brought into use unless and until the Cycle Parking shown on drawing No. 2010-S4-P3 has been provided. The cycle storage facilities shall thereafter be maintained and retained in accordance with these details.

Reason: To ensure that adequate provision is made for sustainable transport options having due regard to policy DM14 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to the occupation of the development the following provisions shall be made on site:

Photovoltaic panels as shown on drawing reference 2109-S4-P3

Electric Vehicle charging provision for 20% of all car and van parking spaces provided on site. In addition the remaining 80% of van parking spaces shall be provided with passive infrastructure to allow for further charging points to be easily installed.

The Photovoltaic panels and Electric Vehicle charging provision shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the details of the submitted Transport Assessment, to reduce pollution and to help to ensure sustainable development having due regard to policies CS14 and DM10 of the Havant Borough Local Plan, emerging policy IN3 of the Havant Borough Local Plan Submission Version and the National Planning Policy Framework

- 9 The site shall operate in accordance with the agreed routing strategy detailed within the approved Operational Management Plan. This includes the following measures:

- A defined geography of households to be served by vehicles heading south down New Lane
- Explicit routing signage on all exits from the site
- Induction Packs/leaflets and training for all drivers
- Monitoring of movements via CCTV with regular reporting via an independent third party to the Local Planning Authority in accordance with the parameters of the OMP.

Reason: To allow for monitoring of the site operation in order to ensure that routes to and from the site utilise main routes in the interests of residential amenity and to avoid congestion having due regard to policies CS16, CS20 and DM10 together with the National Planning Policy Framework.

- 10 Prior to the occupation of the development hereby permitted the infrastructure to monitor traffic levels across the 3 site accesses as specified in the Operational Management Plan shall be installed. The occupier will comply with the monitoring and reporting measures specified in the Operational Management Plan, including the use of independent data monitoring company. Data will be used for monitoring the effectiveness of the Management Plans only.

Reason: To confirm that the traffic levels presented in the Operational Management Plan at planning are reflective of the on-site operation in the interests of amenity and the efficient operation of the Highway Network having due regard to policies CS20 and DM12 together with the National Planning Policy Framework.

- 11 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any 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 shall be submitted to and approved in writing by the Local Planning Authority.

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

- 1) Further intrusive site investigation & monitoring based on the proposals given within the EPS Ltd. Phase II Environmental Assessment Report Ref: UK20.5052D iss.2.1 (24/05/2021); 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 identified receptors.
- 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 in (2) are complete and 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: Prior assessment has indicated the likely presence of contaminants within areas of the development land that have not previously been investigated. The site is above the secondary superficial aquifer which would be considered a moderately sensitive controlled water receptor. The chalk principal aquifer and associated SPZ1c occurs at depth beneath the site under a layer of London clay. The chalk would be considered a highly sensitive controlled water receptor. Alongside the health of future occupants of the development land, and the health of occupiers of adjacent land, these receptors could potentially be impacted by contamination present on this site. To ensure that the development does not contribute to-, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014 and paragraphs 178-180 of the National Planning Policy Framework.

- 12 Prior to occupation of any part of the site, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and confirmed 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 to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy Framework

- 13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 178-180 of the National Planning Policy Framework.

- 14 Construction of the development (except for demolition and preparation works) shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that drainage of the site is acceptable to prevent flood and pollution risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework

- 15 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior the development being brought into use. The submitted details shall include;
- a Maintenance schedules for each drainage feature type and ownership.
 - b Details of protection measures.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 The drainage system shall be constructed in accordance with the Drainage Strategy Report; ref: C200810-PIN-XX-XX-RP-C-02. Surface water discharge to the public sewer network shall be limited to 174l/s (1 in 1 year), 395l/s (1 in 30 year) and 395l/s (1 in 100 year). Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 No piling or other deep foundation using penetrative methods shall take place unless and until details of the piling proposals are submitted to and approved in writing by the Local Planning Authority. If the piles/foundations are proposed to penetrate the full depth of the Clay cover at the site a piling risk assessment and method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including pollution prevention measures shall be submitted. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways for contaminants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 18 Prior to use of the site commencing, an assessment of noise of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, to be installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The noise emitted from the use of this plant, machinery or equipment shall not exceed the noise criteria provided in Tetra Tech's Noise Constraints Assessment A118298 rev 3 dated 09/02/21. The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound.

Reason: In order to safeguard the amenities of adjoining residential occupiers having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. The details are needed prior to the use of the site commencing so that any additional mitigation measures can be incorporated.

- 19 The development including any demolition shall not commence unless and until a pre-commencement site meeting with the site agent, the applicants Arboricultural Consultant and a Havant Borough Council Arboricultural representative has taken place to ensure that all tree protection is correctly in place. The tree protection shall thereafter be retained and maintained as approved for the duration of the demolition works.

Reason: In the interest of the character and appearance of the area and to ensure the retention of important trees and hedges having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 20 The development including demolition shall take place in full accordance with the Arboricultural Impact Assessment and Method Statement Rev 02 Lizard Landscape Design and Ecology and Tree Retention and Protection Plan Drawing No. LLD2177-ARB-DWG-002 Rev 04. In addition all works within the Root Protection Areas of retained trees shall be supervised by the Applicants Arboricultural Consultants.

Reason: In the interest of the character and appearance of the area and to ensure the retention of important trees and hedges having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 The landscaping works shown on the approved plans Drawing No. LLD2077-LAN-DWG-010 Rev 03 and detailed in Landscape Design Strategy Lizard Design and Ecology LLD2177-LAN-REP-001 Rev 02 shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory 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.

- 22 Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at minimum 'Excellent' against the BREEAM Standard, 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: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E12 of the Havant Borough Local Plan Submission Version.

- 23 Within 6 months of any phase of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum '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 contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E12 of the Havant Borough Local Plan Submission Version.

- 24 The development hereby permitted shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Impact Assessment (Lizard, May 2021 Rev 03) and as shown in the Landscape Masterplan Strategy (Drawing No. LD2177-LAN-DWG-010 Rev 03, Lizard, February 2021) unless otherwise agreed in writing by the Local Planning Authority. All ecological measures shall be implemented and installed in accordance with ecologists instructions and retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the NERC Act 2006, the National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

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

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

- 26 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.

- 27 Notwithstanding any description of materials in the application no above ground construction 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 details shall include:

Fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels

- hard surfacing material type / product reference and colour
- laying bond
- edging or kerb detail / type
- retaining structures or steps

The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 28 Throughout the construction period to comply with the Construction Employment and Skills Framework Plan and to:

- Deliver the approved Employment and Skills Framework Plan
- Provide named person who has responsibility for recruitment and training of onsite personnel in the construction phase.
- Six weeks from agreement of Planning Permission Contractor/Council initial E&S Plan meeting.
- Monitoring meetings to be scheduled with Contractor and the council to review progress.
- Provide case studies involving Havant residents before the end of the construction phase.

Reason: In the interests of providing employment opportunities at the site in accordance with policy CS3 of Havant Borough Local Plan (Core Strategy) 2011.

- 29 Prior to Occupation an Occupational Phase Employment and Skills Plan shall be sent to the Local Authority which provides the following details:

- An end user HR contact for recruitment for direct employees
- An inception meeting with the Economic Development Officer to detail the programme for launch recruitment and beyond initial occupation
- Provision for a follow up meeting to be attended by the Borough Council including members of the end-user's PR team.
- Provision of details of the agencies/contractors that are being partnered with
- Details of the marketing of direct employment opportunities, including specific reference to the need to target Havant residents, including those in the 18-24 category and those in Leigh Park and the immediate area

Reason: In the interests of providing employment opportunities at the site in accordance with policy CS3 of Havant Borough Local Plan (Core Strategy) 2011.

- 30 Prior to occupation, the operator will establish a Community Liaison Panel (CLP) with key stakeholders and interested parties.

- The Terms of Reference will be established at the first meeting, including escalation of concerns submitted by members.
- The operator will maintain a list of membership details
- A schedule of meetings to be offered to the panel

To provide residents and stakeholders an opportunity to feedback to the site operators on the effectiveness of the arrangements in place. Comments received will be used to make improvements to the site operations and address issues that arise as and where appropriate.

Reason: To allow for community engagement and to seek to address issues raised by the community in the interests of amenity having due regard to policies CS16, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 6.16 pm

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Chairman

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UPDATE SHEET

Item 5(a) - APP/21/01376 - Land adjacent to 54, Long Copse Lane, Emsworth

Member question: Why is the density so low?

Officer Comment: *The density is lower than that promoted in Policy CS9 of the Local Plan due to:*

Safeguarding the root protection areas (rpa) of the TPO trees along the boundaries from the proposed dwellings by appropriate separation distances; additional dwellings on the site would increase pressures on the rpa and may damage the protected trees;

Minimising the areas of car parking and hard surfacing in the root protection areas; again, to avoid pressure on the protected trees and their rpa;

A public foul sewer is along part of the western and northern boundary. A 5m easement is required from the western boundary to protect the sewer;

The proposed surface water regime would mimic the existing run-off regime from the site. This would be more challenging, if further dwellings were proposed;

Ensuring a suitable relationship which protects privacy and amenity of neighbouring dwellings:

To reflect the predominant scale of existing development on Long Copse Lane and Redlands Grange, which is 2 storey in height;

30 dwellings per hectare it's considered to be appropriate when considering the character of the low density development on Long Copse Lane to the west and medium density development to the south at Redlands Grange and Land North of Long Copse Lane (planned); and

The site being on the proposed edge of the settlement of Emsworth in the Submission Local Plan, where a transition from a higher density to lower is considered appropriate for the locality.

All of the above factors reduce the developable area/density with 9 dwellings being the correct balance in terms of making the efficient use of the site and respecting the character and appearance of the area.

Additional Representations 16 – 42 in Total

12 in favour

30 against

Support

Most of the comments are already set out in the report, with the exception of the following:

Scheme provides quality not quantity

Rural setting for family homes

Officer Comment: *Noted*

Neutral

No objection – provided traffic calming measures implemented on Long Copse Lane.

Objections

Impact of more traffic on Westbourne

Officer Comment: *The Highway Authority has not sought traffic calming measures for Long Copse Lane, raising no objection to the proposal.*

Ecological Assessment inadequate and out of date.

Officer Comment: *The Ecological Assessment has been reviewed by the County Ecologist and is content with its findings.*

Changes to Report

Paragraph 7.81

Delete Figure 2., as these mitigation packages and payments have been received.

Renumber figure “3 – 5” to read figure “2 – 4”.