

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 25 February 2021

Present

Councillor Satchwell (Chairman)

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

26 Apologies for Absence

There were no apologies for absence.

27 Minutes

The minutes of the meetings of the Development Management Committee held on 5 March, 25 June, 16 July, 20 August, 10 September and 10 December 2020 were agreed as a true record and signed by the Chairman.

28 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 18 February 2021 were received.

29 Declarations of Interest

There were no declarations of interests.

All members declared that they had read all the reports and supplementary papers, including written deputations received prior to the meeting.

30 APP/20/00761 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.

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

Proposal: Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

The Committee considered the written report and recommendation to grant permission.

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

- (i) a deputation from Ms Brooks;

- (ii) a deputation from Ms Hume;
- (iii) a deputation from Mr Marshall; and
- (iv) a revised deputation from Ms Brooks

The Committee was addressed by the following deputees:

- (A) Ms Books on behalf of the Havant Friends of the Earth and Havant Climate Alliance, advised that although the alliance agreed that there was a need for a care home and also agreed to the low carbon proposals and use of solar panels, it objected to the proposal for the reasons set out in her submitted revised written deputation, which were read out by Ms Brooks; and
- (B) Mr Marshall, who supported the application by highlighting the following issues set out in his written deputation:
 - (a) the applicants were specialist care home providers, who had identified the need in the Borough for a care home specialising in dementia and personal care for older people;
 - (b) the home would be accredited with the Care Quality Commission not just in terms of the care offered, but the premises themselves;
 - (c) the proposal would free up 35 homes;
 - (d) financial contributions through a Section 106 agreement had been agreed with the Council;
 - (e) the applicants were willing to comply with the Councils nitrate mitigations scheme;
 - (f) the site was accessibly located, in an area of future growth, yet offered a suitably serene environment for residents, being nestled amongst woodland;
 - (g) the site formed part of proposed housing allocation H25, and the remaining elements to the north and west would be safeguarded for future housing;
 - (h) the proposal would create employment opportunities in the area;
 - (i) the grounds provided generous and well-landscaped spaces for residents to enjoy and the gardens were fully enclosed by boundary fencing thereby making the facility secure;

- (j) one of the key objectives would be to provide on-site services thereby reducing the need for the residents to use shops or services outside of the facility; and
- (k) terms had been agreed with the proposed occupiers, HMT, to take a long lease on the home. It was anticipated the facility would be opened for local people within two years, if permission was granted.

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

- The bedrooms ranged between 16.2 m² or 14.6 m² in size and were considered acceptable by the applicant;
- The Committee could amend condition 4 to include a provision of more robust evergreen trees.
- The arboricultural report was included in the application papers.
- Some of the car parking spaces were beneath trees.
- The recommended conditions were set out on pages 92 to 99 of the report.
- No medical treatment areas would be provided on the first floor but sufficient lifts would be provided for use by residents and carers.
- The home would be for dementia patients, who were usually older than 85 years of age with an average stay of 18 months
- The highway authority had advised there would be highway works
- the Brookvale residential development adjacent to the site included requirements to improve the Juniper Way footpath link.
- Gaps would be provided in the boundaries to enable hedgehogs to enter and leave the site.

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

The members expressed support for the application subject to an amendment to condition 4(iii) to include the planting of evergreen trees on the southern boundary to protect the privacy of residents of properties to the south. The members expressed a wish that laurel trees should not be included in the development.

It was therefore

RESOLVED that permission for application APP/20/00761 be granted permission subject to:

- (A) completion of a Section 106 Agreement as set out in paragraph 7.81 of the officers' report; and
- (B) 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:

SITE LOCATION PLAN - APL001 REVE

Proposed site plan - APL003 REV N
 PROPOSED LANDSCAPE PLAN - APL005 REV H
 PROPOSED GROUND FLOOR PLAN - APL006 REVG
 PROPOSED FIRST FLOOR PLAN - APL007 REVG
 PROPOSED ROOF PLAN - APL008 REVC
 PROPOSED NORTH ELEVATION - APL009 REVD
 PROPOSED EAST ELEVATION - APL010 REVD
 PROPOSED SOUTH ELEVATION - APL011 REVD
 PROPOSED SECTIONAL ELEVATION WEST - APL015 REVD
 PROPOSED SECTIONAL ELEVATION NORTH - APL014 REVD
 PROPOSED WEST ELEVATION - APL015 REVD
 PROPOSED STREET ELEVATION - APL017 REVD
 PROPOSED BAY WINDOW ELEVATIONS - APL018 REVC
 PROPOSED SECTION - NEIGHBOURING BUILDING APL020 REV A

Drainage

Flood Risk Assessment and Drainage Statement - 2709-HELM-ICS-XX-RP-C-07.001
 PROPOSED DRAINAGE AREAS - 2709-HELM-ICS-01-XX-DR-C-0201-P01-S2
 LEVELS DESIGN - 2709-HELM-ICS-01-XX-DR-C-0100-P02-S2
 PROPOSED DRAINAGE - 2709-HELM-ICS-01-XX-DR-C-0200-P03-S2
 Proposed Drainage ref: HELM-ICS-01-XX-DR-S-0200 P04
 Site Location Plan ref: ASK001 A
 Email with supporting information dated 26 October 2020 & 12 November 2020 by Infrastructs CS

BREEAM

Helmsley House - BREEAM New Construction 2018: Pre-Assessment Report

Trees

ARBORICULTURAL DEVELOPMENT STATEMENT - CBA11305V1

Tree survey report - CBA11305 v1B

Tree protection plan - CBA11305.02 TPP

Transport

Transport Assessment - July 2020

TRANSPORT ASSESSMENT - Supplementary Transport Information - October 2020

TRANSPORT ASSESSMENT - Additional transport information - 3rd December 2020

Access plan 1009/6/U/2A

Ecology

Ecological Appraisal (FPCR, update November 2020) including Phase 1 Habitat Plan - figure 2 9591-E-02

Bat emergence report (HES, July 2020)

Reason: - To ensure provision of a satisfactory development.

Materials

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

Landscape and Trees

- 4 No development shall take place until a further detailed Scheme of Soft and Hard Landscape Works, based on the principles of plan APL005 REV H 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, this shall include specific measures for the landscaping adjacent to the southern boundary, with evergreen trees in order to protect the amenities of properties to the south,
- 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 the development and including its 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, 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, 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.

- 5 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on the with the Arboricultural Development (Method) Statement CBA11305.v1 and Tree Protection Plan CBA11305.2 by CBA consultancy 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 the 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.

Highways

- 6 No development shall commence until a Construction Traffic Management Plan has been submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) before development commences. The details shall include 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. The development shall be carried out in accordance with the approved details.

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.

- 7 No development shall commence until details of the site access bellmouth junction onto Normandy Way have been designed to an adoptable standard and approved by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) as shown on drawing 1009/6/U/2 Dated December 2020. The development shall be carried out in accordance with the approved details.

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.

- 8 No development shall commence until the access, including the footway and/or verge crossing has been constructed and lines of sight of 2.4 metres by 43 metres have been provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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.

Drainage

- 9 No development shall 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. This shall include details of the proposed Sustainable Urban Drainage System (SuDS), and should provide the following:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development

The development shall be carried out in accordance with the approved details.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS19 and DM10 and the National Planning Policy Framework

- 10 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to and approved in writing by the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS19 and DM10 and the National Planning Policy Framework.

Environmental Health – Noise and contamination

- 11 All air handling plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be attenuated so that the rating level of noise emitted does not exceed the criteria specified in Table 5.1 of Noise Impact Assessment dated 26/06/20 produced by Parker Jones Acoustics at any adjoining or nearby noise sensitive premises when measured according to BS4142: 2014+A1:2019. Details shall be submitted to the Local Planning Authority in writing before any plant is used on the premises to demonstrate compliance with this limit.
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.
- 12 In the event that any suspected contamination* is encountered during groundwork (*obviously contaminated / stained or discoloured soil / groundwater, or any buried waste materials not assuredly comprising non-harmful construction materials); works in affected areas of the site shall STOP until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Investigation in the vicinity of the suspect material, sufficient to characterise its nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.

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

- A) A written statement confirming that no suspected contamination was identified during development, OR;
 - B) Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.
- Reason: Made Ground of unknown origin is present across the site which has not been adequately characterised. There is a risk that the made soils may be variable in nature, and could include material which poses a risk to future occupiers of the site. This is in line with 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

Ecology

- 13 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Appraisal (FPCR, November 2020), and bat emergence report (HES, July 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement measures shall be retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 14 No development shall commence until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall demonstrate how artificial lighting has been minimised to avoid impacts to bat species, particularly at the southern and eastern site boundaries, and should be produced in accordance with the ecologist's recommendations. Development shall then proceed in strict accordance with approved details.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Archaeology

- 15 No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 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 contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Nutrients

- 18 The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
 - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the emerging Havant Borough Local Plan.

- 19 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the emerging Havant Borough Local Plan.

Sustainability

- 20 Unless otherwise agreed in writing 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.

30a APP/20/00888 - Site of, 19 St Peters Avenue, Hayling Island

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

Proposal: Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.

The Committee considered the written report and recommendation to grant permission.

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

- (1) updated the report and included an amendment to condition 9; and
- (2) attached a written deputation submitted by Mr Faithfull.

The Committee was advised that the depute had withdrawn his request to address the Committee.

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

The members considered that the proposal was not out of character with the street scene and adequate screening was proposed.

It was therefore

RESOLVED that application APP/20/00888 be granted permission subject to:

- (A) The satisfactory completion of a S106 Agreement to ensure Nutrient Neutrality; and
- (B) subject to the following conditions:
 - 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan Drawing No. 1018/01
 Basement Plan Drawing No. 1018/07 Rev A
 Ground Floor Plan with Parking Drawing No. 1018/08 Rev A
 First Floor Plan Drawing No. 1018/09
 Roof Plan Drawing No. 1018/10
 Elevations Drawing No. 1018/11
 Elevation to Street and Sections Drawing No. 1018/12
 Site Plan as Proposed Drawing No. 1018/14
 Flood Risk Assessment & SUDS Strategy for Planning ARK
 Environmental Consultancy Ltd January 2021
 Water Efficiency Calculator

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples / or a full specification of the materials to be used externally on the building 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.

- 4 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

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

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additions or alterations to the roof shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and to safeguard neighbours' residential amenities having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be constructed with a porous surface, be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to the installation of any MVHR ventilation system and / or ground water pumping system, details of the proposed systems including any necessary acoustic mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The systems installed shall thereafter be retained and maintained fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

BS4142:2014 Requirement

Any external noise resulting from the use of any such plant, machinery or equipment shall be at least 5 dB below the existing typical background level (or lower) when measured according to British Standard BS4142-2014, at the boundary with neighbouring dwellings.

Reason: In order to safeguard the amenities of adjoining residential occupiers and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to the commencement of the development hereby permitted a construction and environmental management plan detailing the construction phase management and operation shall be submitted to and approved in writing by the Local Planning Authority.

The plan as a minimum shall include:

- Details of construction parking.
- Storage of Construction Materials.
- Details of storage of excavated materials and their removal from site including details of method of removal, vehicle types and routing.
- Measures to limit impacts on neighbouring residents.
- Measures to minimise the impacts on wildlife using the adjacent area H59E a high use site as identified by the Solent and Waders Brent Goose Strategy including timing of works and details of
- noise generating machinery.

The construction phase shall be carried out fully in accordance with the construction and environmental management plan as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the character and amenities of the area neighbouring residents bearing in mind the need for significant excavation on site and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM23 Havant Borough Local Plan (Allocations) 2014, the Wildlife and Countryside Act and the National Planning Policy Framework.

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

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

- 11 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

(All members voted in favour of the resolution)

31 Vote of Thanks

The Chairman expressed her gratitude for the work of the Councillors and officers throughout her tenure as Chairman and the members of the Committee thanked the Chairman for her support.

The meeting commenced at 5.00 pm and concluded at 6.23 pm

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Chairman