

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Planning Committee held on 28 April 2022

Present

Councillor Crellin (Chairman)

Councillors Branson, Hughes, Lowe and Linger (Standing Deputy)

Other Councillors Present:

Councillor: Pike

### **69 Apologies**

Apologies for absence were received from Councillors Diamond, Patrick and Weeks.

### **70 Minutes Of Site Viewing Working Party held on 21 April 2022**

The Committee received the minutes of the Site Viewing Working Party held on 21 April 2021.

### **71 Declarations of Interests**

There were no declarations of interests.

### **72 Matters for Deferment**

There were no matters to be considered for deferment.

### **73 APP/21/00189 - Brockhampton West, Harts Farm Way, Havant**

(The site was viewed by the Site Viewing Working Party on 21 April 2021)

Proposal: Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the site for development. All matters are reserved except the means of access to the site.

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 included:

- (1) written deputations submitted on by Ms Brooks, on behalf of Havant Friends of the Earth and Havant Climate Alliance, Mrs Buckley, on behalf of Havant Borough Residents' Alliance, and the applicant's agent;
- (2) the minutes of the Site Viewing Working Party held on 21 April 2022;
- (3) an update sheet;
- (4) a revised Appendix G; and
- (5) Appendix F.

The Committee was addressed by the following deputees:

- (a) Ms Brooks, Havant Friends of the Earth and Havant Climate Alliance, who reiterated the issues set out in her submitted written deputation (Ms Brooks failed to complete her deputation within the allotted time);
- (b) Mrs Buckley, who on behalf of the Havant Borough Residents' Alliance, reiterated the issues set out in her written deputation (Mrs Buckley failed to complete her deputation within the allotted time);
- (c) Mr Thomas, the applicant's agent, who supported the application by reiterating the issues raised in his written deputation.

In response to questions from members of the Committee, Mr Thomas advised:

- (i) that the internal height of the building would be 15m;
- (ii) that the external height of a building with an internal height of 21m would be 24.5m to the roof; and
- (iii) on the ground gas protection measures proposed.

In response to the issues raised in the written deputations and deputations made at the meeting, the officers advised that:

- The conditions requested by the ecology consultant were included in the recommended conditions set out in the report
- A contractor, who would be responsible for ensuring the development was built in the appropriate manner, would be appointed by the developer
- The issue of using the site for recreation was covered in the report
- The site was not included in the Council's Play Strategy

In response to questions from the Committee, officers:

- Advised that the previous use of the site for recreation had raised safety concerns.
- Referred to the update sheet, circulated prior to the meeting, which corrected the terminology used for the height of the proposal in paragraph 3.6 of the submitted report.
- Advised the Committee of the heights of the proposal as set out in page 40 of the submitted report.
- Advised that Mr Thomas's reference to the potential for the building to be 21 metres in height did not form part of this application
- Advised that the wire diagrams would be at finished floor height plus the height of the building.

- Reported that vehicles using the access to the west would be able to turn left and right

The Committee was reminded that this was an outline application for all matters reserved except the access. The Committee considered that, as the application complied with the Council's policies and the Highway Authority had raised no objection to the proposed access, it could not find reasons to refuse this application. The Committee noted that concerns such as the proposed height of the development and ease of access to the site would be dealt with more fully at the reserved matters stage.

RESOLVED that application APP/21/00189 be granted outline consent subject to:

- (A) the completion of a Section 106 Agreement under the Town & Country Planning Acts, to secure the matters as set out in paragraph 7.148 of the submitted 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).

#### General

1. The development hereby permitted shall be begun before the expiration of 3 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 must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of three years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development hereby permitted shall commence (with the exception of site clearance, erection of site hoarding and provision of site welfare units) until plans and particulars specifying the detailed proposals for all of the following aspects [herein called "the reserved matters" and "other matters"] have been submitted to and approved in writing by the Local Planning Authority.
- (i) The reserved matters:
- (a) Appearance, to include external appearance, materials, decoration, lighting, colour and texture;
  - (b) Landscaping including a landscape design showing the planting proposed to be undertaken, including tree replanting and tree protection measures, how species rich grassland consistent with that currently on site would be provided within the landscape scheme, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels; the intended timing of completion of the landscaping work, with specific reference to the bunds; and arrangements to be made for the future maintenance of landscaped and other open areas;
  - (c) Layout; including a parking strategy to identify the provision to be made for the parking, turning, loading and unloading of service vehicles and all vehicular parking and turning areas and cycle storage on the site for the uses applied for, in accordance with the Parking Standards in Havant's Car Parking SPD; and
  - (d) Scale, to include height, width and length of each building.
- (ii) Other matters:
- (e) Access facilities for the disabled;
  - (f) The provision to be made for the storage and removal of refuse from the premises;
  - (g) Phasing details for the development implemented.

The development shall be implemented in full accordance with the approved details.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

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

Plans

Site Location Plan – Drawing No. 31383/PL/200  
 Parameters Plan – Drawing No. 31383/PL/201C  
 Swept Path Analysis – Accesses from west and east –  
 16.5m Articulated Vehicle – Drawing No.  
 205465/PD07/AT01  
 Proposed Footpath & Toucan Crossing – Drawing No.  
 205465/PD03G

Documents

Transport Assessment, including Travel Plan and Site  
 Access Review Plan 205465/PD01 Rev A [  
 Technical Note 1, Harts Farm Way, Havant – SRN  
 Junction Model Review by WSP dated 20/7/21  
 Email 2/8/21 from AndrewWard@vectos.co.uk

NB The decision also took account of the following  
 documents and plans:

Indicative Layout Option 1 – Colour – Drawing No. 31383-  
 PL-202A  
 Indicative Layout Option 2 - Colour – Drawing No. 31383-  
 PL-203A  
 Indicative Layout Option 3 - Colour – Drawing No. 31383-  
 PL-204  
 Indicative Elevations – Unit 1- Colour – Drawing No.  
 31383-PL-205  
 Indicative Elevations – Units 2-3 – Colour – Drawing No.  
 31383-PL-206  
 Indicative Landscape Masterplan – Drawing No. P21-  
 1528\_13 Rev F  
 Viewpoint 13 Existing View, Viewpoint 13 – Massing  
 Model Photomontage (Year 1)  
 Viewpoint 13 – Massing Model Photomontage (Year 15)  
 Proposed Drainage Strategy – Drawing No. 21048-BGL-  
 XX-X-DR-C-0250 Rev P1  
 Proposed Footway & Toucan Crossing– Drawing No.  
 205465/PD03 Rev G  
 Proposed Footpath/Cycleway – Drawing No.  
 205465/PD14  
 Commercial Vehicle Tracking – Drawing No.  
 205465/PD07AT01  
 Highway Adoption Plan – Drawing No. 205465/PD14

Documents

Application Form  
 Design & Access Statement Part 1  
 Design & Access Statement Part 2

Planning Statement by Michael Sparks Associates dated February 2021  
Letter dated 10/2/21 from Michael Sparks Associates  
Letter dated 22/2/21 from Michael Sparks Associates  
Letter dated 25/6/21 from Michael Sparks Associates – Financial Contribution towards enhancement of the network of sites covered by the Solent Wader and Brent Goose Strategy  
Air Quality Assessment by Delta-Simons dated February 2021  
Air Quality – Response to Havant Borough Council Comments by Delta-Simons dated 22 April 2021  
Bream 2018 New Construction Industrial ‘Shell & Core’ by Watkins Payne  
Built Heritage Statement by RPS dated March 2021 (Revised and received 31/3/21)  
Construction Environmental Method Statement dated 28/4/21  
Drainage Strategy by Burrows Graham Version 2 dated 01.06.21 – Ref: 21048-BGL-XX-XX-RP-D-0001  
Flood Risk Assessment by Burrows Graham Version 2 dated 01.06.21 – Ref: 21048-BGL-XX-XX-RP-D-0002  
Ecology Report by Applied Ecology Ltd dated February 2021  
Response to HCC Ecology Consultation dated 23/4/21  
Response to HCC Ecology Consultation dated 23/6/21  
Employment Market Review letter from Dowley Turner Real Estate LLP dated 10/2/20  
Energy Strategy by Watkins Payne dated February 2021  
External Lighting by Watkins Payne dated February 2021  
Flood Risk Assessment Version 2 by Burrows Graham Ltd dated 1.6.21  
Geo-Environmental Assessment by Delta Simons dated 31st January 2022  
Remediation Options Appraisal & Verification Strategy by Delta Simon dated 31st January 2022  
Habitats Regulations Assessment by Applied Ecology Ltd dated November 2021  
Landscape & Visual Impact Assessment (LVIA) by Pegasus Group dated 19/2/2021 including Arboricultural Impact Assessment  
Response to Landscape Consultation dated 20/4/21  
Response to Arboricultural Consultation dated 28/4/21  
Email from Michael Sparks Associates dated 29.07.21 Re: Landscape and Massing  
Noise Assessment by Sharps Redmore dated 14 April 2021  
Proposed Heads of Terms for S106/Planning Obligation dated April 2022  
Transport Assessment by Vectos dated February 2021  
Utilities Statement by Watkins Payne Partnership dated February 2021

Stage 1 Road Safety Audit by Vectos dated June 2021  
Road Safety audit Designers Response Report by Vectos (South) Ltd dated 30/6/21  
Road Safety Audit Designers Response Report dated 6/4/22  
Reason: To ensure provision of a satisfactory development.

5. Any reserved matters application shall have regard to achieving secured by design for the completed development, with particular reference to: The design and layout; and an appropriate level of lighting.

Reason: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with Policy CS8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. Any Reserved Matters application shall have regard to the maximum heights identified for the illustrative layout options submitted with the application, as follows:
1. Illustrative Layout Option 1 (drawing 31383 PL 202A) shall not exceed +29.8m above AOD,
  2. Illustrative Layout Option 2 (drawing 31383 PL 203A)
    - a. maximum height of Unit 1 +28.8m above AOD,
    - b. maximum height of Unit 2 shall be +29.8m above AOD
  3. Illustrative Option 3 (drawing 31383 PL 204)
    - a. maximum height of Unit 1 +28.8m above AOD
    - b. maximum height of Units 2 & 3 shall be +29.8m AOD

These maximum heights shall form the basis for any layout brought forward and shall not be exceeded unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of the locality and the Broadmarsh Coastal Park and Chichester Harbour having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

7. With the exception of uses comprising research and development under class E(g)(ii) and light industrial under class E(g)(iii), and notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 as amended, the development hereby permitted shall not at any time be used for any other Class E uses (i.e., office, shop, financial or professional services, café or restaurant), (except any Ancillary floorspace) without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development) Order.

Reason: The site is allocated for industrial uses and in the interests of parking and having due regard to policies DM11 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011, policy HB2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

8. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions or outbuildings shall be constructed within the site without the prior approval of the Local Planning Authority.

Reason: In the interest of amenity of the area and parking provision having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9. No vehicle larger than a private car is permitted to access the site via the western vehicular site access.

Reason: In the interest of highway safety having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Pre-commencement

10. No development hereby permitted shall commence (with the exception of site clearance, erection of site hoarding and provision of site welfare units) until details of the proposed means of foul sewerage and surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority and in consultation with National Highways, Local Land Flood Authority, Southern Water, Environment Agency and Environmental Health. The surface water drainage scheme shall be based on the principles within the following:

- Drainage Strategy by Burrows Graham Version 2 dated 01.06.21 – Ref: 21048-BGL-XX-XX-RP-D-0001
- Flood Risk Assessment by Burrows Graham Version 2 dated 01.06.21 – Ref: 21048-BGL-XX-XX-RP-D-0002
- Drawing No. 21048-BGL-XX-X-DR-C-0250 Rev P1

The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment & Drainage Strategy.
- b. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths, and gradients.
- c. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- e. There should be a presumption against disposal by means of infiltration drainage unless compatible with the contamination assessment 'site conceptual model' and remedial/risk mitigation scheme.

No surface water shall be permitted to run off the development onto the strategic road network or into any drainage system connected to the Strategic Road Network. No drainage Connexions from any part of the development may be made to any Strategic Road Network drainage system.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11. Prior to development commencing, no piling or deep foundation columns shall be constructed on the site until a Method Statement which demonstrates how groundwater will be protected, and how the efficacy of the protection measures will be verified, has been submitted to and approved in writing by the Local Planning Authority.

Unless specifically excluded by agreement, the Statement shall include;

- a) details of piling methods, to ensure that the risks of contaminant mobilisation are minimised and that the wider remedial objectives outlined within the Delta Simons Remediation Options Appraisal 19-2099.07 will not be prejudiced,
- b) details specification &/or design of materials, to ensure that the piles or deep foundation columns are not put at unacceptable risk by aggressive ground conditions, and;
- c) details of a water monitoring program, to be undertaken both during and after piling to demonstrate the efficacy of the methods in minimising mobilisation of contaminants

Reason: To ensure that the proposed piling or other deep foundation does not harm groundwater resources in line with paragraph 174 e) & 183 of the National Planning Policy Framework, and Policy DM17 of the Havant Borough Local Plan (Allocations) [2014]. Contamination may be present on site.

12. Prior to the commencement of development, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement measures shall be in accordance with outline measures detailed within the Ecology Report (Applied Ecology, February 2021) and Habitats Regulations Assessment (Applied Ecology, April 2021) unless otherwise agreed in writing by the local planning authority. The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the location, composition, and ongoing management of all compensatory or enhancement habitat; location, type and number of all bat/bird boxes. All ecological compensation/enhancement measures shall be implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2019, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

13. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways and the Highway Authority). The CEMP shall include but not be limited to:
- a) Details of transport logistics (including proposed routes on a plan) in accordance with section 6.1.2 of the Delta Simons Air Quality Assessment Report Reference 19-2099.03.
  - b) Construction Traffic Management (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);
  - c) An estimate of the daily movement of the construction traffic, profiled for each construction phase, identifying the peak level of vehicle movements for each day;
  - d) The hours of construction work and deliveries;
  - e) Procedures for managing deliveries & collections at the site, including parking, (which shall include the long term facilities for contractor parking), loading materials handover and transport to secure storage areas, and the means of minimising the risk of release of fuel and other materials capable of causing harm to health or the environment;
  - f) The storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
  - g) The proposed maintenance and aftercare of the site;
  - h) Measures to avoid impacts on the non-statutory designated sites and retained habitats;
  - i) Details of drainage arrangements during the construction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas as a result of the construction programme;
  - j) Contact details of personnel responsible for the construction works

- k) Provisions for the segregation & storage of wastes destined for treatment, recycling or disposal, alongside details on how leachate generation from stockpiles will be minimised &/or appropriately managed so as to prevent cross contamination of materials or release of leachate to controlled waters.
- l) Measures to ensure safe pedestrian movement on the public highway & footpaths
- m) No bonfires to take place on the site, during any phase of the operation.
- n) Control measures for dust and other air-borne pollutants, such as smoke and fume emission from the site during construction works. It should advise as to what measures are to be put in place for the control of any dust and other air-borne pollutants that might emanate from the development site. Furthermore, the methods of dust controls should also be in accordance with the guidance as laid down out in the BRE Report 456 – Control of Dust from Construction and Demolition activities. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also kept damp at all times
- o) The means of preventing track out of mud & spoil on to the highway and preventing runoff from or excessive infiltration to the site from adversely impacting adjacent surface waters, including wheel washing facilities as appropriate
- p) Details of measures to be employed to control the emission of noise and vibration during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – part 1: Noise, and part 2: Vibration (BS1<2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.
- q) Soft start vibro-piling shall only be used and all piling activities shall cease should the temperature fall below zero for a period of 3 consecutive days during January to February.
- r) Details of the training of site operatives to follow the Construction Environmental Management Plan requirements.
- s) The Asbestos Management Plan & Surface Water Quality Monitoring Programme, and other specific environmental controls mentioned at section 5.5 of Delta Simons Report 19-2099.07.

- t) Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring properties or the strategic highway.
- u) Location of temporary site building and compounds.
- v) A programme of and phasing of demolition (if any) and construction work.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties and the public realm more generally, and prevent pollution of nearby surface waters, or impacts to sensitive ecological receptors. To avoid inappropriate parking practices or the turning and manoeuvring of construction vehicles which adversely impact either the use or safety of the public highway. This condition is imposed having due regard to policies DM10 & CS15 (Havant Borough Local Plan (Core Strategy) 2011), and the National Planning Policy Framework.

14. Unless otherwise agreed in writing with the Local Planning Authority, before the commencement of the development (with the exception of site clearance, erection of site hoarding and provision of site welfare units), written documentary evidence demonstrating that the development of any particular employment unit will achieve at minimum a level of 'Very Good' against the Building Research Establishment Environmental Assessment Method (BREEAM) Standard, in the form of a Project specific pre-assessment report, shall be submitted to and approved in writing by the Local Planning Authority. A design stage report and certification from the BRE will then be submitted to the Local Planning Authority and agreed in writing prior to first occupation of the relevant unit.

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) 2011 and the National Planning Policy Framework

15. Prior to the commencement of development activities, a Biodiversity Construction Environment Management Plan (Biodiversity CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to the natural environment, including explicit avoidance and mitigation measures and the roles and responsibilities of those persons responsible for implementing the agreed CEMP.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework, and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

16. Prior to any construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on the approved Arboricultural Impact Assessment by Barton Heyett Associates dated February 2021 and the Tree Retention/Removal & Protection Plan shall be installed and agreed at a pre-commencement meeting with the Council's Arboricultural Officer and within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires. The development shall be carried out strictly in accordance with the submitted details.

Reason: To safeguard the continued health and presence of such existing vegetation and trees and to protect the amenities of the locality 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. Prior to the commencement of any specific phase of development approved by this planning permission (other than site clearance, forming the means of the approved access, erection of site hoarding, provision of site welfare units or any other date or stage in development as may be agreed in writing with the Local Planning Authority), a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall be based upon the Remediation Options Appraisal & Verification Strategy 19-2099.07 and shall provide details of proposed remedial & risk mitigation actions that could not be designed in detail at the outline stage.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination. This is in line with paragraph 174 e) & 183 of the National Planning Policy Framework & policy DM17 of the Havant Borough Local Plan (Allocations) [2014]

#### Ground work

15. The contamination 'watching brief' referred to at section 4.1 of the Delta Simons Report No. 19-2099.07 v2.3 shall be observed during all groundwork operations. If suspected contamination is encountered which is qualitatively out of keeping with ground conditions described within the Factual Geo-Environmental Investigation Report (19-2099.04); works in affected areas of the site shall cease 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.

All investigation, assessments & other actions required shall be undertaken by competent persons, and the scheme shall be implemented as approved

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution arising from previously unidentified contamination sources at the development site. This is in line with paragraph 174 e) of the National Planning Policy Framework, Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, & DM17 of the Havant Borough Local Plan (Allocations) [2014].

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6. Prior to the commencement of construction of the proposed bunds facing the A27, geotechnical submissions (in accordance with DMRB Standard CD622) relevant to the construction of the 3m-5m high earth bunds (set out in the Geotechnical Design Report, associated drawings and Specification) shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with and requiring certification by National Highways).

Reason: To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Above ground

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

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

18. Prior to installation, details of all proposed External Lighting (including location, type and illuminance levels) at the site shall be submitted to and approved by the Local Planning Authority (in consultation with National Highways), to be based on the principles shown on Drawing No. 4856/E/101 –External Lighting Layout. The development shall thereafter be undertaken in strict accordance with the approved details prior to the first occupation of the development hereby permitted and retained in accordance with the agreed specification unless otherwise agreed in writing by the Local Planning Authority (in consultation with National Highways).

Reason: To ensure that the A27 and A3(M) Trunk Roads continue to be effective parts of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Pre-occupation

19. Prior to occupation of any relevant part of the approved development, a verification report which demonstrates both the satisfactory completion & efficacy of works set out in the approved remediation method statement 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 Delta Simons Report No. 19-2099.07 v2.3 (the approved Verification Strategy) & the Piling Method, 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 document 19-2099.07 v2.3 (the approved Verification Strategy) have been met, and that remediation of the site is complete. This is in line with paragraph 174 & 183 of the National Planning Policy Framework, Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, & DM17 of the Havant Borough Local Plan (Allocations) [2014].

20. The condition of the Hermitage Stream, which would take surface water from the development site, shall be investigated before any connection is made, details of which shall be submitted to the Local Planning Authority. This shall include any required consent from the Environment Agency and the Marine Management Organisation.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

21. 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 to the first occupation of any of the buildings/units. The submitted details shall include:
- a. Maintenance schedules for each drainage feature type and ownership
  - b. Details of protection measures.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

22. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision necessary to serve the development in full accordance with such plans and particulars as are thus approved by the Authority. The surface water drainage shall be maintained in accordance with the maintenance arrangements thus approved.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

23. 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 future occupiers of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

24. Unless otherwise agreed in writing by the Local Planning Authority, within 3 months after first occupation of the any relevant unit at the development, written documentary evidence proving that the development has achieved at minimum a level of 'Very Good' 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 and approved in writing by the Local Planning Authority.

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) 2011 and the National Planning Policy Framework.

25. No part of the development shall be first occupied anywhere on the site until the road(s) serving that building have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

26. Prior to the occupation of the development full details of the Electrical Vehicle Charging points shall be submitted to and approved in writing by the Local Planning Authority. The Charging Points shall be installed in accordance with the approved details prior to the occupation of each individual building and retained at all times thereafter.

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. Prior to occupation of the development hereby permitted, or parts thereof, details of the reinstatement work to footpath 30 shall be submitted to and approved in writing by the Local Planning Authority. The works to footpath 30 shall be undertaken in accordance with the approved scheme, prior to occupation of the approved development.

Reason: To secure the satisfactory reinstatement of footpath 30 and having due regards to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

28. Prior to occupation of any part of development hereby permitted, an Operational Management Plan shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with National Highways and Hampshire County Council). The Operational Management Plan shall include but not limited to the following:

- Details of HGV routing;
- Measures to manage down demand for HGV movements during peak periods (Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) where feasible;

- Changes/implementation of any signage measures considered necessary to support HGV routing to the site via Rusty Cutter Roundabout and the teardrop arrangement to the west of the site and measures to minimise HGV routing to or from the east of the site.
- Car Park Management Plan; and
- Framework Travel Plan for staff on site.

Reason: To ensure that the A27 and A3(M) Trunk Roads continue to be effective parts of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, having due regard to Policy CS16 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 5.54 pm**

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**Chairman**