

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 30 June 2022

Present

Councillor Crellin (Chairman)

Councillors Fairhurst, Milne, Stone (Vice-Chairman), Tindall and Richardson
(Standing Deputy)

Other Councillors Present:

Councillor(s):

7 Apologies for Absence

Apologies for absence were received from Councillor Linger.

Councillor Satchwell, one of the ward members related to Minute 12, wished it recorded that she was unable to attend the meeting due to a prior engagement.

8 Minutes

RESOLVED that

- a) the minutes of the Planning Committee held on 9 June 2021 be approved as a correct record and signed by the Chairman; and
- b) the minutes of the Site Viewing Working Party held on 23 June 2022 be received.

9 Declarations of Interests

There were no declarations of interests.

10 Matters to be Considered for Deferment or Site Viewing

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

11 APP/20/01221 - Land to the west of B&Q, Purbrook Way, Havant

(The site was viewed by the Site Viewing Working Party on 6 Jun 2022)

Proposal: Erection of retail foodstore with associated car parking, access, landscaping and engineering works.

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 deputations submitted by Councillor Pike and by Mr Mitchell, on behalf of the applicant;
- (2) reported receipt of a highways summary report submitted by the applicant's highway consultant to support the application;
- (3) reported additional representations received and officer comments upon them;
- (4) amended the reference to the NPF in paragraph 7.47 of the report; and
- (5) amended recommended condition 6.

Officers also verbally reported a further amendment to recommended condition 2 regarding one of the document references.

The Chairman advised the Committee that she had agreed to a request from the applicant that Mr Mitchell present the deputation submitted by the applicant and to allow Mr Mitchell, Mr Mayer and Mr Thorne ("the applicant's representatives") to answer any technical questions raised by the members.

The Committee was addressed by Mr Mitchell, who on behalf of the applicant, reiterated the issues set out in the written deputation submitted by the applicant.

In response to questions from members of the Committee, the applicant's representatives:

- Advised that the visibility at the B & Q roundabout crossing point at the roundabout had been investigated and found to meet the necessary guidance. Although it was acknowledged that there was constrained visibility westwards at this point for road users exiting the access point, it was felt that the retention of the vegetation that obscured the driver's view would be beneficial as it would encourage drivers to be more cautious when approaching this exit point.
- Advised that the level of support referred to in the deputation was an analysis of an independent survey undertaken by the applicant.
- Reassured the Committee that the proposal was intended to complement existing stores in the area and that there were no plans to close the store currently operating in Park Parade.

- Explained that the new trip category referred to in the report related to those trips on the network which were entirely associated with the new development and were therefore not currently accounted for on the network. It was envisaged that the proposed store would not necessarily generate all new trips but redirect existing trips from existing stores.
- Reported that the scope of the assessment of the impact on the ASDA roundabout had been governed by the Highway Authority. This assessment found that the proposal would have a minimal impact on the overall operation of the roundabout.
- Advised that the access road into Lidl had been assessed and was considered suitable for use by delivery and customer vehicles. The Committee was also advised that the proposed dual use access road was a common feature for Lidl stores
- Advised that the maintenance of the vegetation on land within the ownership of the applicant would be maintained by the applicant. It was also reported that the applicant was negotiating with the Highway Authority for a licence to enable the applicant to maintain the vegetation, provided by this application, which was situated on highway land.
- Explained the proposed safety measures to be introduced on the private access road and at the proposed access point to the proposed store.
- Advised that vehicles exiting the proposed store would be able to turn left or right.
- Explained the works to be undertaken to improve pedestrian and cyclists safety at the B&Q arm crossing point.
- Explained that although the parking provision fell short of the adopted standard it had been demonstrated that the level of parking to be provided would be more than sufficient for a Lidl store.

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

During the debate, concern was raised about the impact the proposal could have on the current store at Leigh Park, highway safety and the potential impact on the ASDA roundabout and approaches to it. However, the majority of the Committee considered that:

- (i) as the proposal was for an out of town retail outlet, it should not have an adverse impact on the existing Lidl stores in shopping centres;

- (ii) the introduction of the store could ease the traffic generated by the nearby ASDA store thereby reducing the number of vehicles using the ASDA arm onto the roundabout; and
- (iii) the proposed scheme would provide a much better outcome for the existing site biodiversity and for biodiversity more generally, and would result in Biodiversity Net Gain on the site compared to the existing situation.

A motion proposed by Councillor Fairhurst and seconded by Councillor Milne to agree the recommendations set out in the submitted report, as amended by the supplementary papers and the officers' verbal report, was agreed by the Committee.

It was therefore:

RESOLVED that application APP/20/001221 be granted permission subject to:

- (A) a Section 106 Agreement as set out in paragraph 7.58 of the submitted report; and
- (B) the following conditions (and any others 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:

PROPOSED SITE PLAN 210610_19139_AD 110 REV C
 PROPOSED SITE SECTIONS 210520_19139_AD_118 REV B
 PROPOSED LEVELS 210615_19139_AD_117 REV D
 Typical Sections JSL3712-RPS-XX-EX-DR-L-905 P02
 PROPOSED CUT & FILL 210615_19139_AD_119_C
 PROPOSED SITE - BOUNDARY TREATMENTS
 210610_19139_AD 114 REV D
 PROPOSED SITE - TOPO OVERLAY 210610_19139_AD 117
 REV C
 PROPOSED SITE PLAN FINISHES 210618_19139_AD 115
 REV C
 PROPOSED ELEVATIONS 19139_AD 113
 PROPOSED ROOF 19139_AD 112
 PROPOSED GROUND FLOOR PLAN 210618_19139_AD 111
 REV B

PROPOSED LIGHTING LAYOUT D-377363 R3
 Preliminary Ecological Appraisal (RPS, October 2020),
 Dormouse and Bat Survey report (RPS, September 2021)
 Ecological Technical Note (RPS, 8 February 2022)
 ILLUSTRATIVE FOOTPATH SECTION - JSL3712-RPS-XX-
 EX-DR-905-P01
 B/LIDLPUROBROOKWAY2.1/06 Rev H
 Pedestrian and cycle link as shown indicatively on drawing
 number AD 110 Rev C
 SWEPT PATH ANALYSIS
 B/LIDLPUROBROOKWAY2.1/06H/TK01
 DETAILED SOFT LANDSCAPE PROPOSAL JSL3712-RPS-
 XX-EX-DR-L-901 P09
 LANDSCAPE MANAGEMENT PLAN & MAINTENANCE
 SCHEDULE JSL3712-RPS-XX-EX-RP-L-904 P03 21 January
 2022
 TREE SURVEY & ARBORICULTURAL IMPACT
 ASSESSMENT JSL3712_770 dated 1/4/21
 Typical Tree Pit Details JSL3712-RPS-XX-EX-DR-L-902
 Revision P01
 ARCHAEOLOGICAL DESK BASED ASSESSMENT October
 2020 V2
 Noise assessment 8470/BL REVC

Reason: - To ensure provision of a satisfactory development.

- 3 Submission of materials
 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.

Highways

- 4 No development shall take place until a Construction Traffic
 Management Plan specifying the following matters has been
 submitted to and approved in writing by the Local Planning
 Authority:

The provision to be made within the site for:

- (i) construction traffic access routes
- (ii) the turning of delivery vehicles

- (iii) provisions for removing mud from vehicles
- (iv) the contractors' vehicle parking during site clearance and construction of the development;
- (v) a material storage compound during site clearance and construction of the development.
- (vi) adequate provision for addressing any abnormal wear and tear to the highway
- (vii) a programme for construction

Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the occupation of the development the traffic calming measures as outlined on plan B/LIDLPU RBROOKWAY2.1/06 Rev H, shall have been fully installed and be operational at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Landscaping, trees and ecology

- 7 The soft landscaping scheme shall be carried out in accordance with the approved plans, DETAILED SOFT LANDSCAPE PROPOSAL JSL3712-RPS-XX-EX-DR-L-901 P09, LANDSCAPE MANAGEMENT PLAN & MAINTENANCE SCHEDULE JSL3712-RPS-XX-EX-RP-L-904 P03 - 21 January 2022 and timetable for provision unless otherwise agreed, in writing, by the Local Planning Authority. 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, unless agreed in writing by the Local Planning Authority.

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

- 8 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 Arboricultural Impact Appraisal and Method Statement TREE SURVEY & ARBORICULTURAL IMPACT ASSESSMENT JSL3712_770 dated 1/4/21 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 The hardsurfacing shall be carried out in accordance with the approved plans, PROPOSED SITE PLAN FINISHES 210618_19139_AD 115 REV C External Works, in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority before works proceed above ground level, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the locality and having due regard to policies CS1, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the submitted Preliminary Ecological Appraisal (RPS, October 2020), Dormouse and Bat Survey report (RPS, September 2021) and Ecological Technical Note (RPS, 8 February 2022) unless otherwise agreed in writing by the Local Planning Authority. All measures shall be implemented as per ecologists' instructions and ecological enhancement features shall be retained in perpetuity in the agreed locations.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the Havant Borough Core Strategy March 2011.

Drainage

- 11 The drainage system shall be constructed in accordance with the Flood Risk Assessment & Drainage Strategy ref: A/LIDLHAVANT.10. Surface water discharge to the surface water sewer shall be limited to 3.0 l/s, unless otherwise agreed in writing by the Local Planning Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriately mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Contamination

- 12 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, whether originating from within or outside the curtilage, 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) An intrusive site investigation based on the proposals outlined in Remada Ltd Phase 2 Ground Investigation Ref; 770.02.02 October 2020; 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 the 770.02.02 report & (1), and where unacceptable risks have been 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 any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: The Phase 2 report has identified indications that contamination is present at the site, but the spatial extent & volume of soil affected is unclear. Unacceptable risks to future employees of the site are possible. Soil gas has been shown to poses a potentially unacceptable risk to health in enclosed spaces, and requires mitigation measures appropriate to CS2 to be implemented. This is in line with Policies 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 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 12 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The Phase 2 report has identified indications that contamination is present at the site, but the spatial extent & volume of soil affected is unclear. Unacceptable risks to future employees of the site are possible. Soil gas has been shown to pose a potentially unacceptable risk to health in enclosed spaces, and requires mitigation measures appropriate to CS2 to be implemented. This is in line with Policies 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.

Use

- 14 Notwithstanding the provisions of Part 7, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order) no enlargement by way of extension, installation of a mezzanine floor or other alteration to any building the subject of this permission shall be carried out without express planning permission first being obtained.
Reason: In the interest of preserving the vitality and viability of neighbouring District Centres in accordance with the NPPF and policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

Sustainability - BREEAM

- 15 Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, 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.

- 16 Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 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 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.

12 APP/22/00161 - 186 Sea Front, Hayling Island

(The site was viewed by the Site Viewing Working Party on 23 Jun 2022)

Proposal: Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]

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 deputations submitted on by Mr Towse on behalf of neighbours and local residents, and also on behalf of the applicants; and
- (2) corrected distances referred to in paragraphs 7.27, 7.29 and 7.32 of the submitted report.

The Committee was addressed by Mr Stoddart, who on behalf of the applicant, reiterated the issues set out in the written deputation submitted on behalf of the applicants.

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

During the debate, concern was raised that the parking provision was insufficient and would encourage vehicles, generated by the use of the proposal, to park in Victoria Avenue, which would exacerbate the existing problems caused by vehicles parking in this road.

However, the majority of the Committee considered that:

- (i) as the parking provision complied with the adopted standards it would be difficult to justify refusal on these grounds;
- (ii) the proposal would not have a detrimental impact upon neighbouring properties; and

- (iii) the proposal would improve the appearance of the site and be beneficial to the appearance and character of the area.

A motion proposed by Councillor Stone and seconded by Councillor Tindall to agree the recommendations set out in the submitted report was agreed by the Committee.

RESOLVED that application APP/22/00161 be granted permission subject to:

- (A) completion of the Section 106 Agreement as set out in paragraph 7.57 of the submitted report (for which authority is given to the Head of Legal Services to complete the Agreement); and
- (B) the conditions set out below (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 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:

Plans

Location Plan – Drawing No 2020.020 PL01
Site Plan Proposed – Drawing No. 2020 PL02E
Proposed Elevations – Drawing No. 2020.020 PL06G
Proposed Floor Plans – Drawing No. 2020 020 PL05H
Proposed Landscape Plan – Drawing No. 2020 020 PL03E
Distances to Adjacent Properties Plan – Drawing No. 2020 020 PL04D

Documents

Accessibility Statement - Preston Baker - February 2022
Planning Statement - Preston Baker – February 2022
Design & Access Statement - Stoddart Architecture
Highways Support Statement - Andrew Moseley Associates
AMA Surface Water & Foul Drainage Assessment - Andrew Moseley Associates – 10 February 2022
Landscape Maintenance & Management Plan - Stoddart Architecture
Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey – Arbtech Consultant

Construction Management Plan – Stoddart Architecture - 8 February 2022

Email dated 10 May 2022 confirming development for 7, 2 bed apartments.

Photographs as Existing – Stoddart Architecture

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed within the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (Arbtech, January 2022), and to include a minimum of two integral or wall-mounted nest boxes for Common Swift, unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation and enhancement measures shall be implemented as per ecologist's instructions and be retained in perpetuity.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall 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.

Pre-commencement Conditions

- 5 No development shall commence on site until the site access shall be constructed and lines of sight in accordance with the approved plans (Drawing AMA/20898/SK/005.2). 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 interest 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.

- 6 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

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

Reason - In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Above ground

- 7 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.

- 8 Notwithstanding any description of landscaping shown on the Landscape Maintenance & Management Plan no above ground construction works shall take place until a soft landscape scheme including submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing has been submitted to and approved in writing by the Local Planning Authority. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs and plant specification schedules, comprising plant size, number and density.

The information shall also include:

Hard landscape details requiring submission of 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
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

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

Pre-occupation

- 9 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 the National Planning Policy Framework.

- 10 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 dwelling 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.

- 11 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.

Post occupancy

- 12 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 and Policy CS11 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 6.26 pm

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Chairman