

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 16 March 2023

Present

Councillor Crellin (Chairman)

Councillors Fairhurst (Vice-Chairman), Bowdell, Linger and Weeks

Other Councillors Present:

Councillor Diamond

11 Apologies for Absence

There were no apologies for absence.

12 Minutes

RESOLVED that

- a) the minutes of the meetings of the Planning Committee held on 13 February 2023 and 23 February 2023 be approved as a correct record and signed by the Chairman; and
- b) the minutes of the Site Viewing Working Party held on 8 March 2023 be received.

13 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

14 Matters to be Considered for Deferment or Site Viewing

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

15 APP/21/00399 - Land at Waterloo Park, Elettra Avenue, Waterlooville

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

Proposal: Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure

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. a written deputation submitted on behalf of the applicant; and
2. update sheets which included:
 - an amendment to the recommendation
 - amended and additional conditions
 - a summary of additional representations received since the report was published
 - information requested by the Site Viewing Working Party
 - details of the CIL liability for the development

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

In response to questions raised by Members Mr Pearce advised that his client was willing to consider the provision of electric charging points as part of the proposal.

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

The Committee considered that the social, economic and environmental benefits of this proposals outweighed any harm it might cause. Furthermore, the Committee noted that an area of land remained available for any future leisure development

It was therefore,

RESOLVED that application APP/21/00399 be granted permission subject to:

- (A) a Section 106 Agreement as set out in Paragraph 7.55 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):

- 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 21A77-HNW-ZZ-ZZ-DR-A-2100_P14
 Detailed Planting Plan 836 - PP-P-01 Rev J
 Hard and Soft Landscape Plan 836 - LA -P-01 Rev G
 EX1 Site Plan Flood lighting Layout - P4
 EX2 Site Plan Flood lighting Levels - P4
 1618_PL001_P2 Site Location Plan
 1618_PL002_P2 Block Plan
 1618_PL005_P2
 1618_PL006_P2 Unit B Proposed Site Plan
 1618_PL100_P2 Unit A Proposed Floor Plan
 1618_PL101_P2 Unit B Proposed Floor Plan
 1618_PL102_P2 Unit B Proposed Roof Plan
 1618_PL103_P2 Unit C Proposed Floor Plan
 1618_PL104_P1 Proposed Unit C Costa Coffee Roof Plan
 1618_PL105_P1 Proposed Unit A Aldi Roof Plan
 1618_PL200_P3 Unit A Elevations
 1618_PL201_P2 Unit B Proposed Elevations
 1618_PL202_P2 Unit C Proposed Elevations
 Landscape Management Plan REV A
 Landscape Specification
 Tree Protection Plan 15217-3
 Air Quality Assessment Dated February 2021
 Arboricultural Assessment dated 26 January 2021
 Travel Plan 19235-14- Rev C dated March 2021
 Transport Assessment dated March 2021
 Design and Access Statement 20.01.2021
 Planning Statement dated 11 March 2021
 Retail Impact Assessment
 Sequential Test Report
 Preliminary Ecological Assessment dated 26 February 2021
 Preliminary Risk Assessment dated January 2021

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 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

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 The visibility splays hereby approved shall be maintained free of any obstruction at all times throughout the lifetime of the development and any walls, fences and vegetation shall not exceed 1m above the level of the carriageway,

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 Prior to commencement of the development hereby approved, the final details of the cycle improvement scheme to the south of McDonalds as shown indicatively in drawing number 19325-08-GA3- Rev P shall be submitted to and approved in writing by the Local Planning Authority. The Units shall not be occupied until the agreed cycle improvement scheme has been implemented in accordance with the approved details.

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.

- 7 Prior to the occupation of development, the offsite pedestrian and cycle improvements located outside of the highway boundary as indicatively shown in drawing number 19325-08-GA Rev P shall be implemented and operational at all times unless otherwise first agreed 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.
- 8 Prior to the occupation of Unit A, a Delivery and Servicing Management Plan relevant to Unit A shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only in accordance with the approved details.
- 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.
- 9 Prior to the occupation of Unit B, a Delivery and Servicing Management Plan relevant to Unit B shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only in accordance with the approved details.
- 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.
- 10 Prior to the occupation of Unit C a Delivery and Servicing Management Plan relevant to Unit C shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only in accordance with the approved details.
- 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.

- 11 Prior to commencement of development, details of a surface water management plan and the site levels, to ensure that no surface water flooding of the Highway result from the proposed development, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority). Any mitigation measures shall be implemented as approved, 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.

Environmental Health

- 12 No development shall commence on site until such time as a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall explicitly include the mitigation options presented in section 6.1 of the Stantech Air Quality Assessment Report Ref: 50641/3001 where these are proposed to be implemented. Where not otherwise covered by those proposals, the plan shall also include-;
- a) Procedures & logistics for managing deliveries or at or collections from the site, including the timing of haulage trips, the parking & loading of vehicles, provisions for materials handover and transport to secure storage areas, and the means of minimising the risk of release of fuel & other materials capable of causing harm to health or the environment
 - b) Provisions for the segregation & storage of wastes destined for both disposal & for recycling, and details on the procedures and logistics for collection and transport from the site.
 - c) Measures to ensure safe pedestrian movement on the public highway & footpaths
 - d) The means of minimising dust, smoke and fume emissions from the site during construction works, including minimising dust emissions from vehicles transporting materials or waste within the curtilage of the site, or from the site.
 - e) The means of preventing track-out of mud & spoil on to the highway, and preventing runoff from the site adversely impacting the local surface water drainage network, or local surface waters.
 - f) The means of minimising noise and vibration arising from construction processes, and/or mitigating the impact of noise & vibration on the occupiers of neighbouring land

- g) Details of the training of site operatives to follow the Construction Management Plan requirements

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. To avoid inappropriate parking practices, and 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.

- 12 In the event that soil or groundwater is encountered during groundwork that is suspected of being contaminated (including discolouration, oils, sheens that are oily, metallic or brightly coloured, foul or solvent odours, or deposits & inclusions comprising obvious waste materials), or if groundwork staff report acute symptoms (skin, eye or respiratory) suspected of being related to soil quality; works in affected areas of the site shall cease until 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 comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site investigation in the vicinity of the suspected contamination, of a scale sufficient to characterise its nature, and likely origin, extent & mobility
- 2) An appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) Where the Risk Assessment (2) identifies potentially unacceptable risks, a Remediation Strategy that includes;
 - appropriately considered remedial objectives, and;
 - clearly defined proposals for the remediation &/or mitigation of identified risks, having due regard to sustainability
- 4) Where a remediation strategy (3) identifies actions required to remediate contamination or mitigate risks associated with the presence of contamination, a Verification Report that includes;

- Photographic documentation of any relevant physical works, sampling/monitoring results, and any other technical or statistical information as may be required to demonstrate that Remediation Strategy objectives have been met, and where necessary;
- Further plans for monitoring, provision for maintenance of barriers or other structures required for remediation or risk mitigation, and any relevant trigger values and contingency actions as may be required to address the identified risks (a “long-term monitoring and maintenance plan”).

All assessments, works, monitoring & other actions required by (1)-(4) above shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Havant Borough Local Plan (Allocations) (2014); there is a low probability of the presence of Contamination associated with previous R&D activities at the site that could, if present, pose a significant risk to surface waters.

- 13 Prior to Unit A being first brought into use, full details of any extraction equipment to be installed relevant to Unit A shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

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

- 14 Prior to Unit B being first brought into use, full details of any extraction equipment to be installed relevant to Unit B shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

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

- 15 Prior to Unit C being first brought into use, full details of any extraction equipment to be installed relevant to Unit C shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

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

- 16 The extraction equipment installed in pursuance to Condition 12 above shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority and shall not be resumed until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

Reason: To ensure the amenities of the locality are not impacted having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

Drainage

- 17 The drainage system shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy ref: D1934/FRA1.0. Surface water discharge to the public sewer network shall be limited to a discharge rate agreed with Southern Water and not greater than 100.0 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To 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;

- 18 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 dwellings. 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;

- 19 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

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;

- 20 If any of the piles penetrate the full depth of the Clay cover, a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) shall be submitted to and approved in writing by the Local Planning Authority. Any piling shall thereafter be carried out in accordance with the approved details.

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 The hard and soft landscaping scheme shall be carried out in accordance with the approved details Detailed Planting Plan 836 - PP-P-01 Rev J Hard and Soft Landscape Plan 836 - LA - P-01 Rev G. 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

Sustainability

- 22 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.
- 23 Within 6 months of Unit A 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.
- 24 Within 6 months of Unit B 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.

25 Within 6 months of Unit C 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.

16 APP/22/00761 - 34 Deverell Place, Waterlooville, PO7 5ED

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

Proposal: Loft extension for the creation of a first floor with gable end and dormers to front and rear elevations

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 written statements submitted by Councillor Hughes and Mr and Mrs Woolridge.

During the meeting the Committee was advised of an objection received after the report was published, which raised no new additional issues.

The Committee was addressed by:

1. Mr Woolridge, who expanded on the issues set out in Mr and Mrs Woolridge's written statement.

In response to questions from members of the Committee, Mr Woolridge advised that although he didn't have a detailed analysis of the expected loss of power outage which would be caused by the proposal, he had undertaken a test to demonstrate that a broom head placed in front of a panel would result in a 200 watt loss of performance. He reminded the Committee that the broom test was referred to in Councillor Hughes's submitted statement

2. Councillor Diamond, who, in the absence of Councillor Hughes, recited Councillor Hughes's written statement. After finishing her deputation Councillor Diamond returned to the public gallery and did not take part in the ensuing debate or vote.

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

- a. The applicant had provided an Annual Probable Sunlight Hours (APSH), in accordance with BRE guidelines, to gauge whether the proposal would result in a reduction of 10% or less of sunlight hours. The report concluded that there would be no reductions of 10% or greater and no further assessments were required;
- b. Although there were other methods available to estimate the loss of sunlight hours, the method submitted by the applicant was acceptable; and
- c. Although the proposal would have an impact on the solar panels on the attached roof slope of 32 Deverell Place, it was considered that this impact was not sufficient to warrant a refusal of planning permission on these grounds.

During the debate the Committee was advised of the scope of the development that could be constructed under permitted development rights.

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

The Committee considered that the proposal was acceptable and not out of keeping with other roof alterations carried out in the local area. The Committee acknowledged that there would be an impact on the solar panels on the roof of 32 Deverell Place. However, based on the information available at the time of the meeting, it was considered that any overshadowing would not be sufficient to warrant a refusal of planning permission.

RESOLVED that application APP/22/00761 be granted permission subject to:

- 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 First Floor Plan 5805-4 Rev B
Proposed Elevations 5804-5 Rev A
Cross Section 5806-6
Site Layout Plan 5805-500 Rev A
Location Plan
TFT Sunlight Availability Solar Panel Assessment

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the first floor bathroom window in the west side elevation facing the adjoining occupier at No. 36 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

- 4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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

17 APP/21/00678 - Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

Proposal: Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).

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

During a presentation, the Committee was briefed on the planning history of the site.

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

1. an amendment to paragraph 7.7 of the report; and
2. amendments to the recommended conditions.

RESOLVED that application APP/21/00678 be granted permission subject to:

- A) The satisfactory completion of the S106 Deed of Variation as set out in paragraph 7.92 of the officer report considered at the 15th December 2022 Planning Committee to secure the necessary requirements arising from this reserved matters application (for which authority is given to the Head of Legal Services to complete the Deed of Variation):

- (B) The granting of planning permission reference 53322/005 by East Hampshire District Council;
- (C) 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. LP.01 Rev B
Coloured Site Layout Drawing No. CSL.02 Rev G
Affordable Housing Layout Drawing No. AHL.01 Rev H
Adoptable Road Plan ARP.01 Rev H
Boundary and Dwelling Materials Layout Drawing No. BDML.01 Rev K
External Bin Store Floor Plans and Elevations Drawing No. BS.01.pe Rev A
Communal Areas Layout Drawing No. CAP.01 Rev G
Constraints Plan Drawing No. CP.01 Rev D
Cycle Store Floor Plans and Elevations Drawing No. CS.01.pe Rev A
Coloured Street Elevations Drawing No. CSE.01 Rev D
Private Garden Areas Layout Drawing No. GAP.01 Rev G
Single Garage Floor Plans & Elevations Drawing No. GAR01.p Rev A
Twin Garage Floor Plans & Elevations Drawing No. GAR03.pe Rev A
Garden Cycle Store Floor Plans and Elevations Drawing No. GCS.01.pe Rev A
Garden Measurement Plan Drawing No. GMP.01 Rev E
Netdev Layout Drawing No. NETDEV.01 Rev F
Parking Allocation Layout Drawing No. PAL.01 Rev k
Refuse Collection Layout Drawing No. RL.01 Rev H
Sub Station Floor Plans and Elevations Drawing No. SS.01.pe Rev A
Landscape Masterplan Drawing No. 100 Rev Y
Site Entrance Drawing No. 105 Rev J
Hard Landscape Proposals Drawing No. 200 Rev L
Tree Pit Details Drawing No. 400
Site Entrance Street Elevation / Cross Section A:A Drawing No. 401 Rev B
Softworks Proposals Sheet 1 of 5 Drawing No. 501 Rev K
Softworks Proposals Sheet 2 of 5 Drawing No. 502 Rev L
Softworks Proposals Sheet 3 of 5 Drawing No. 503 Rev M
Softworks Proposals Sheet 4 of 5 Drawing No. 504 Rev C
Softworks Proposals Sheet 5 of 5 Drawing No. 505
Tree and Shrub palette Drawing Ref JSL3850_501-505 Rev G
Tree Protection and Removal Plan Drawing No. 710 Rev D
Tree Protection and Removal Plan Drawing No. 711 Rev C

Drainage Layout Drawing No. 6383-MJA-SW-XX-DR-C-801
Rev PL9
Levels Layout Drawing No. 6383-MJA-SW-XX-DR-C-802 Rev
PL12
Visibility Plan Drawing No. 6383-MJA-SW-XX-DR-C-803 Rev
PL9
Flood Exceedance Plan Drawing No. 6383-MJA-SW-XX-DR-C-
804 Rev PL5
Longitudinal Sections Sheet 1 Drawing No. 6383-MJA-SW-XX-
DR-C-810
Rev PL3
Longitudinal Sections Sheet 2 Drawing No. 6383-MJA-SW-XX-
DR-C-811 Rev PL3
Adoptable and Private Road Delineation Detail Drawing No.
6383-MJA-SWXX-DR-C-820 Rev PL2
Attenuation Basin Cross Sections Drawing No. 6383-MJA-SW-
XX-DR-C-825 Rev PL2
Refuse Vehicle Tracking Drawing No. 6383-MJA-SW-XX-DR-C-
850 Rev PL9
Fire Tender Tracking Drawing No. 6383-MJA-SW-XX-DR-C-851
Rev PL9
Large Family Car Tracking Drawing No. 6383-MJA-SW-XX-DR-
C-852 Rev PL3
Highway Adoptions Plan Drawing No. 6383-MJA-SW-XX-DR-C-
860 Rev PL9
Street Lighting Layout Drawing No. 6383-MJA-SW-XX-DR-C-
861 Rev PL10
House Types:
House Type: Bromsgrove Elevations Drawing No. HT.BROM.e
Rev D
House Type: Bromsgrove Floor Plans Drawing No. HT.BROM.p
Rev D
House Type: Canterbury Elevations Drawing No. HT.CANT.e
Rev C
House Type: Canterbury Floor Plans Drawing No. HT.CANT.p
Rev C
House Type: Harrogate Elevations Drawing No. HT.HARR.e
Rev B
House Type: Harrogate Floor Plans Drawing No. HT.HARR.p
Rev B
House Type: Henley Elevations Drawing No. HT.HENL.e Rev C
House Type: Henley Floor Plans Drawing No. HT.HENL.p Rev
C
House Type: Leamington Lifestyle Elevations Drawing No.
HT.LEAMQ.e Rev D
House Type: Leamington Lifestyle Floor Plans Drawing No.
HT.LEAMQ.p Rev D
House Type: Letchworth Elevations Drawing No. HT.LET.e Rev
D
House Type: Letchworth Floor Plans Drawing No. HT.LET.p
Rev D

House Type: Marlow Elevations – Render Option Drawing No. HT.MARO1.e Rev D
House Type: Marlow Elevations – Brick Option Drawing No. HT.MARO-2.e Rev D
House Type: Marlow Floor Plans Drawing No. HT.MARO.p Rev E
House Type: Oxford Elevations Drawing No. HT.OXF-1.e Rev C
House Type: Oxford Lifestyle Floor Plans Drawing No. HT.OXF-LS.p Rev C
House Type: Oxford Lifestyle Elevations-Option One (Brick) Drawing No. HT.OXF-LS.e1 Rev C
House Type: Oxford Lifestyle Elevations-Option Two (Render) Drawing No. HT.OXF-LS.e2 Rev C
Sales Arena Layout Drawing No. 7424-SA-001 Rev F
House Type: Oxford CES G Series Elevations and Plan EG_CES2_DM.2 (Sales Unit – Customer Experience Suite)
House Type: Oxford Floor Plans Drawing No. HT.OXF.p Rev C
House Type: Shaftesbury Elevations Drawing No. HT.SHAF.e Rev A
House Type: Shaftesbury Floor Plans Drawing No. HT.SHAF.p Rev A
House Type: Shrewsbury – Option 1 Floor Plans & Elevations Drawing No. HT.SHREW-1.pe Rev A
House Type: Shrewsbury – Option 2 Floor Plans & Elevations Drawing No. HT.SHREW-2.pe Rev A
House Type: Stratford Elevations – Option 1 Drawing No. HT.STRA-1.e Rev C
House Type: Stratford Elevations – Option 2 Drawing No. HT.STRA-2.e Rev B
House Type: Stratford Floor Plans Drawing No. HT.STRA.p Rev D
House Type: Tavy Floor Plans & Elevations Drawing No. HT.TAV.pe Rev A
House Type: Windsor- Render Option Elevations Drawing No. HT.WINS-2e Rev C
House Type: Windsor- Brick Option Elevations Drawing No. HT.WINS-e1 Rev C
House Type: Windsor Floor Plans Elevations Drawing No. HT.WINS.p Rev D
House Type: Plots 26-28 – Housetype Dart Elevations Drawing No. P26- 28.e Rev A
House Type: Plots 26-28 – Housetype Dart Floor Plans Drawing No. P26-28.p Rev A
House Type: Leadon and Tweed Plots 29-33 – Elevations Drawing No. P29-33.e Rev A
House Type: Leadon and Tweed Plots 29-33 – Ground Floor Plans Drawing No. P29-33.p Rev A
House Type: Tavy and Dart Plots 34-36 – Elevations Drawing No. P34-36.e Rev A
House Type: Tavy and Dart Plots 34-36 – Floor Plans Drawing No. P34-36.p Rev A

House Type: Spey and Tavy Plots 60-64 – Elevations Drawing
No. P60-64.p Rev A
House Type: Spey and Tavy Plots 60-64 – Floor Plans Drawing
No. P61-64.p Rev A Received 14.12.22

Documents

Tree Survey Report and Arboricultural Impact Assessment
JSL3850_770 D 25th August 2022

Accommodation Schedule Job No. REDR200818 Rev E
(received 14th December 2022)

Garden Area Schedule with Measurements

Surface Water Drainage Statement Amc/21/0154/6368: Rev D
Design and Access Statement November 2021

Archaeological Evaluation Report – Trial Trenching on Land off
Bartons Road, Havant, Hampshire Planning Ref:
DC/19/01217/PLF Allen Archaeology Ltd July 2021

Specification for an Archaeological Evaluation by Trial
Trenching: Land off Bartons Road, Havant, Hampshire
Planning Ref: DC/19/01217/PLF Allen Archaeology Ltd 7th
April 2021

Geo-Environmental Site Investigation Ref: BRD3818-OR2-C
March 2021

Planning & Affordable Housing Statement May 2021

Preliminary Ecological Appraisal Version 1 16th April 2021

Covering Letter Redrow (Sales Area) dated 27th February 2023

Reason: - To ensure provision of a satisfactory development.

- 2 The dwellings hereby approved shall not be occupied unless and until details of bin stores/storage areas for the residential units have been submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved details.

Reason: To ensure adequate waste management having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the submitted details for rear garden access the following security measures shall be provided prior to the first occupation of the residential units served:

- Each rear garden access gate shall be fitted with a key operated lock that operates from both sides of the access gate.
- Where rear garden access points are accessed via footpaths the footpath shall be fitted with a gate at the start of the footpath.

Reason: In the interests of security and crime prevention having due regard to policies CS8 and CS16 of the Havant Borough Local Plan and the National Planning Policy Framework

- 4 Prior to the first occupation of residential units details of the boundary treatment to the central area of public open space shall be submitted to and approved in writing by the Local Planning authority. The boundary treatment shall thereafter be installed and maintained in accordance with the approved details prior to occupation of the residential units unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce opportunities for anti-social behaviour and having due regard to policies CS8 and CS16 of the Havant Borough Local Plan and the National Planning Policy Framework

- 5 The drainage system shall be constructed in accordance with the Surface Water Drainage Statement ref: AMc/21/0154/6368 Rev D. Surface water discharge to the watercourse shall be limited to 12.05 l/s. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure adequate surface water drainage provision and to mitigate flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The condition of the existing watercourse, which will take surface water from the development site, shall be investigated before any connection is made. If necessary, improvement to its condition as repair, remediation, restitution, and replacement shall be undertaken. Evidence of this investigation and any necessary improvements carried out, including photographs, shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground development taking place.

Reason: To ensure adequate surface water drainage provision and to mitigate flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the submitted details the dwellings hereby approved shall not be occupied unless and until details of cycle parking have been submitted to and approved by the Local Planning Authority. The approved cycle parking shall be provided prior to the occupation of the relevant dwelling and shall thereafter be retained and maintained.

Reason: To ensure that cycle provision is provided to encourage non car based travel choices in the interests of sustainability and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD July 2016 (partially updated September 2019) and the National Planning Policy Framework.

- 8 Notwithstanding the submitted drawings, full details of an appropriate pedestrian route to the Community Orchard shall be submitted to and approved in writing by the Local Planning Authority. The approved route shall be provided prior to the occupation of the residential units hereby approved and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure public access to the Community Orchard in the interests of the amenities of residents and the wider community having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to the commencement of development details of no dig surfacing in the vicinity of trees to be retained shall be submitted to and approved in writing by the local planning authority. In addition a site meeting shall take place with the Council's Arboricultural Officer to agree the position and design of the protective tree fencing prior to the commencement of the development. The development shall thereafter be carried out in accordance with the no dig surfacing and with the protective fencing in place.

Reason: To ensure the retention of important trees in the interests of the character of the area and the amenities of the development having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The 'Sales Arena Layout' as shown on Drawing No. 7424-SA-001 Rev F shall at the end of the sales period revert to the approved layout for the residential scheme including in relation to parking, landscaping and layout.

Reason: In the interests of amenity and the character of the residential site and to ensure appropriate residential parking having due regard to policies CS16 and DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The shared use path works shown on the site layout plan CSL.02 Rev G and on the levels plan 6383-MJA-SW-XX-DR-C-802 Rev 12 along the Bartons Road frontage shall be implemented prior to occupation of development. Note: The delivery of the shared use path works will require a Section 278 Agreement with the Highway Authority.

Reason: To ensure a continuous walking and cycling route is available between the site access and emergency access having due regard to policies CS20 and DM11 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 12 Prior to commencement of development plans detailing the extent of highway adoption throughout the site to the site boundary shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the roads and footways due for adoption can be constructed to adoptable standards and to ensure possible future connectivity to land to the north having due regard to policies CS16, CS20 and DM6 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 6.15 pm

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Chairman