

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Planning Committee held on 6 April 2023

Present

Councillor Crellin (Chairman)

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

Other Councillors Present:

Councillor(s): Bowerman

### **18 Apologies for Absence**

Apologies for absence were received from Councillors Moutray and Weeks.

### **19 Minutes**

RESOLVED that the minutes of the Planning Committee held on 16 March 2023 be approved as a correct record and signed by the Chairman; and the minutes of the Site Viewing Working Party held on 30 March 2023 be received.

### **20 Declarations of Interests**

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

### **21 Matters to be Considered for Deferment or Site Viewing**

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

### **22 APP/19/01226 - Land west of Coldharbour Farm Road, Emsworth**

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

Proposal: Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west

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. An update sheet which included:
  - a. A response from the Highway Authority
  - b. Report updates
  - c. Additional conditions in recommendations
  
2. Written deputations submitted by
  - a. Ms Hadley
  - b. Mr Mitra, on behalf of the applicant
  - c. Ms Rason, on behalf of Havant Green Party
  - d. Dr Grove
  - e. Ms Brooks, on behalf of Havant Friends of the Earth and Havant Climate Alliance
  - f. Councillor Bowerman

The Committee was addressed by:

1. Mr Mitra, the applicant's agent, who reiterated the issues set out in the written deputation submitted on behalf of the applicant.

In response to questions from Members of the Committee, Mr Mitra clarified that there was no specific reason other than design terms for having no balconies in the application.

2. Ms Rason, who reiterated the issues set out in the written deputation submitted on behalf of the applicant.
  
3. Councillor Bowerman, who reiterated the issues set out in the written deputation submitted on behalf of the applicant.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- 13 affordable housing units would be available on site.
- There would be some wild areas within the public open space, which would be managed as included in the ecology details submitted, and a condition had been included to that effect.
- The site was not part of the Southleigh development, and the site was allocated in its own right.
- The occupation of the site, access to be provided before occupation would be part of the Section 106 agreement with Hampshire County Council.
- Highway Authority would further consider the signage and railings related to the site at the Section 278 stage.
- Audits of the site resulted in amended plans and details to the proposal of the access to the site, which went up to the County and considered by their auditors on whether there was a safe access to the site that would go across a footpath.
- Right of Way team had raised no objections to the proposal.

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

- a. the Highway Authority would have assessed whether a crossing would be needed given the level of traffic associated with the development. If a Toucan Crossing were to be required, it would have been expected the crossing be an explicit requirement.
- b. temporary signage could be included as a condition to alert users of the route in question of the construction works during the construction activity phase. The Highway Authority had also accepted the principle of providing railings along the alignment of footpath together with road signage.
- c. the Local Planning Authority would request that the Highway Authority consider signage and railings as part of the Section 278 negotiations for the divert footpath across the access.
- d. Environmental Health were satisfied with the acoustic mitigation measures outlined in the application.

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

The Committee considered the acoustic mitigation measures and the housing need within the Borough and the Emsworth ward. The Committee also agreed that the development of the site would bring short-term disruptions to nearby residents. However, it was agreed that the eventual development of the site would be an asset to the area, and would also fit in very well with the area.

A motion to agree the recommendations set out in the report, with a minor amendment to Condition 13, in which “Protection of pedestrian routes during construction” was amended to “Protection of pedestrian routes during construction and provision of advance signage”; and as amended by the supplementary information, proposed by Councillor Bowdell and seconded by Councillor Linger was agreed.

RESOLVED that application APP/19/01226 be granted permission subject to:

(A) completion of the Section 106 Agreement to secure the requirements as set out in paragraph 7.83 above (for which authority is given to the Head of Legal Services to complete the Agreement); 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 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:

#### Architects Plan

Location Plan - Drawing No. P0768-RHP-ET-ZZ-PL-A-1000 P2  
 Proposed Site Plan - Drawing No. P0768-RHP-00-ZZ-PL-A-1003 P7  
 Proposed Site Plan, showing Affordable Housing - Drawing No. P0768-RHP-00-ZZ[1]PL-A-1003 P6  
 Block Plan - Drawing No. P0768-RHP- 00-ZZ-PL-A-1001 P7  
 Access Design, showing road layout and levels – Drawing No. 5314/1001 Rev B  
 Access Design, Surface Water Drainage Strategy – Drawing No 5314/1002 Rev C  
 General Arrangement Plan – Drawing No. 5314/006 Rev H  
 House Type Block A1 (2B4P) Proposed Floorplans and Elevations Unit GIA - 79m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2001 P1  
 House Type Block A2 (2B4P) Proposed Floorplans and Elevations Unit GIA - 79m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2002 P1  
 House Type Block B1 (3B5P) Proposed Floorplans and Elevations Unit GIA - 94m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2003 P1  
 House Type Block B2 (3B5P) Proposed Floorplans and Elevations Unit GIA - 94m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2004 P1  
 House Type Block B3 Proposed Floorplans and Elevations Unit GIA - 94m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2005 P1  
 House Type C (4 bed 6 person) Proposed Floorplans and Elevations Unit GIA - 121.6m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2006 P1  
 Apartment Type Block D (1B/2P) Proposed Floorplans and Elevations Unit GIA - (GRD) 54m<sup>2</sup> (1ST) 60.5m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2007 P2  
 House Type Block E1 (3B5P) Proposed Floorplans and Elevations Unit GIA - 94.5m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2009 P1  
 House Type Block E2 (3B5P) Proposed Floorplans and Elevations Unit GIA - 94.5m<sup>2</sup> - Drawing No. P0768-RHP-ZZ-XX-DR-A-2009 P1  
 Tree Retention and Protection Plan - Drawing No. LLD1726-ARB-DWG-002  
 Tree Constraint Plan - Drawing No. LLD1726-ARB-DWG-01 01

#### Documents

##### Application form

Arboricultural Impact Assessment and Method Statement dated June 2019 A  
 Pre-Determination Archaeological Evaluation dated June 2019  
 Letter dated 23 September 2019 from Genesis Town Planning  
 Design & Access Statement Land to the West of Coldharbour Farm Road, Emsworth  
 Transport Assessment dated July 2019  
 Framework Travel Plan dated September 2019  
 Energy Statement dated 2019  
 Landscape Design Strategy  
 Landscape and Visual Impact Assessment  
 Planning Statement dated July 2019  
 Minerals Assessment dated July 2019

Noise Assessment dated August 2020  
 Amended Flood Risk Assessment, FRA.5 dated September 2022  
 Flood Modelling Report dated February 2022  
 Hydrology Report P02 dated February 2021  
 Existing Trees Schedule and Schedule of Tree Works, dated 19 June 2019  
 Air Quality Assessment dated July 2019  
 Contamination Land Assessment Phase 1 Desk Study dated June 2019  
 European Site avoidance & mitigation checklist, dated 6 January 2020  
 LLFA - SWM Developer's checklist  
 Landscape Design Strategy  
 Landscape & Visual Impact Assessment, dated 1/7/19  
 Ecological Impact Appraisal, July 2019  
 Ecological Mitigation & Enhancement Statement, dated 8/4/20  
 Ecological Mitigation & Enhancement Statement, dated 11 June 2020  
 Nitrogen Nutrient Assessment dated 25/10/22  
 Occupancy calculator 25/10/22  
 Updated European Site avoidance and mitigation checklist  
 Grazing Agreement  
 Email form agent dated 18 December 2020  
 Minerals Assessment Appendices  
 Overheating Report, dated 9/7/20

Reason: - To ensure provision of a satisfactory development.

3. The development hereby approved shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the approved Ecological Mitigation & Enhancement Statement dated June 2020 produced by Lizard Landscape Design and Ecology unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority. Details of the implementation of all ecological mitigation, compensation and enhancement features shall be reported to the Local Planning Authority in writing within one month of their completion.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, National Planning Policy Framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

4. Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any suspected contamination (obviously contaminated / stained or discoloured soil / groundwater) or any significant buried waste material is encountered (especially metallic objects which might comprise barrels or tanks, vehicles or ordnance), 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.

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

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

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved. Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A) A written statement confirming that no suspected contamination was identified during development, OR;
- B) Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: The site is located adjacent to a potentially contaminating land use (retail sales of petrol, and HGV parking / servicing facilities). The site has not previously been developed, and could be associated with previously unrecorded deposits of waste materials to land. Havant Borough is a low-moderate risk with respect to ordnance (UXO/UXB), with undeveloped sites representing an elevated risk of undiscovered / unrecorded UXO / strikes. This condition requires proportionate management of these low risks to the health of future occupants of the development, in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy Framework.

5. The development hereby approved shall proceed in strict accordance with the Noise Assessment dated 20 August 2020, with the noise mitigation measures (ventilation and glazing scheme) installed, maintained and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the development and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. In the event that the link to the Service Station to the west is secured, details of the gate opening in the western boundary fence from the foot/cycleway shall be submitted to and approved in writing by the Local Planning Authority

prior to the opening being brought into use. The approved scheme shall be fully implemented within 3 months of the approval.

Reason: The development of the site provides the opportunity to create a new foot/cycleway link to the service station to the west of the site, having regard to Policy UE37 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

7. The development hereby approved shall be carried out in accordance with the submitted flood risk assessment reference "MT-5314-FRA.5R" dated September 2022 and the updated "West Brook, Emsworth fluvial flood risk modelling report" by JBA Consulting dated September 2022. The following approved details as set out in these documents shall be fully implemented:
  - Approved finished floor levels within the development; minimum level of 6.1m AOD.
  - The approved access road culvert crossing, as set out in drawing reference 5314/1001 rev. A B;
  - Approved development road levels; between 6.91m AOD and 7.84m AOD as Section 2.25 states.
  - The approved flood storage compensation size; 1,800m<sup>2</sup>
  - The approved Proposed Development Scenario 4; culvert details as set out in Section 2.33

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure access and egress to and from the site is safe for the lifetime of the development. To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. In accordance with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and E Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

Pre-Commencement

9. 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 approved Arboricultural Impact Assessment and Method Statement dated 27 June 2019 and Tree Retention and Protection

Plan shall be fully implemented. The development shall be carried out strictly in accordance with the submitted details.

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.

10. Prior to development commencing details of the utility services shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard the continued health and presence of 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.

11. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. No surface water shall be permitted to run off from the development hereby permitted on to the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of development hereby permitted may be made to any Strategic Road Network drainage systems. 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 in full accordance with such plans and particulars as are thus approved by the Authority.

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.

12. No development hereby permitted shall commence until a surface water drainage scheme for the site has been submitted to, and approved in writing by the Local Planning Authority. The surface water drainage scheme for the site, shall be based on the principles within the Flood Risk Assessment ref "MT-5314-FRA.5R" dated September 2022 which includes the updated "West Brook, Emsworth fluvial flood risk modelling report" by JBA Consulting dated September 2022 and shall include

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.



- b. Detailed engineering drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- d. Details of how the SUDS features and outfalls will be designed to be as natural as possible and maximise ecological benefit.
- e. Materials plans.
- f. Cross sections for all attenuation ponds, swales, headwalls, underground attenuation (cellular storage) and outfalls into a main river.
- g. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving surface waters.
- h. A scheme to treat and remove suspended solids from surface water run-off during construction works.

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

Reason: To safeguard the amenities of the locality and ensure that all such drainage and flood 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.

13. No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This CEMP shall include details regarding:
- The proposed construction traffic routes to the site, to be identified on a plan and their management and control;
  - Construction Traffic Management Plan (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);
  - 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; the hours of construction work and deliveries;
  - The provision of long term facilities for site operatives, contractors' and visitors' parking, including on site turning provision; area(s) for the loading and unloading of plant and materials;
  - Measures to prevent mud being deposited on the highway;
  - Adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.
  - Area(s) for the storage of temporary buildings, construction material and plants storage;
  - Details of wheel washing facilities;
  - The mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to

- be used and construction traffic routes; a scheme to minimise dust emissions arising from construction activities on the site; The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- Details of waste management arrangements;
  - The storage of materials and construction waste, including waste recycling where possible;
  - The storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
  - The proposed maintenance and aftercare of the site;
  - 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;
  - Risk Assessments and Method Statements for the works;
  - Contact of personnel responsible for the construction works;
  - The Mitigation of Construction Activities as set out in Table 16 of Air Quality Assessment of Lustre Consulting dated July 2019;
  - Soil movement, methods of tracking soil movement and details for demonstrating soil will be suitable for use;
  - Details of the size and location of the construction site compound to be established and the access arrangements to this;
  - Protection of pedestrian routes during construction and provision of advance signage;
  - Details of how the footpath will be safely exercisable by the public after the footpath realignment and surfacing works but whilst the remainder of the site is being built out.
  - A programme of and phasing of demolition (if any) and construction work;
  - Details of methods for pollution control to ensure that no pollution, such as debris from dust or surface run off, is able to enter the water;
  - Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water debris from dust or surface run off, is able to enter the water;
  - Details of how noise, visual and vibrational disturbance will be controlled; and
  - Any percussion piling or works with heavy machinery (i.e. plant resulting in a noise level of excess of 69dbA<sub>max</sub> - measured at the sensitive receptor) shall not be undertaken during the over wintering. (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting sites).
  - A list of defined potential impacts on the SAC, SPA & SSSI;

The approved CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To mitigate any adverse impact from the development on the A27 and to ensure that the A27 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 Policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Furthermore, to mitigate any adverse impacts on ecology, the water

environment and residential amenity, having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. No development shall take place until details of the finished ground and floor levels have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the internal site layout is designed and implemented in a satisfactory manner, having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15. No development shall commence until details of the proposed site levels, materials, drainage design, landscaping and street lighting have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the internal site layout is designed and implemented in a satisfactory manner having due regard to Policies CS16 and DM 12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Above Slab Level

16. 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 2021. regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

17. Notwithstanding any description of landscaping shown on the Landscape Strategy 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. This shall incorporate the planting of new trees along the western boundary of the retained SINC to create a wildlife corridor. 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 the proposed range of coloured and textured surfacing treatments, which identify:

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

The approved landscaping scheme shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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

Prior to Occupation

18. No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course, unless otherwise agreed in writing with the Local Planning Authority.

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.

19. Prior to occupation the full details of the installation of lighting and its location, which shall include a lighting contour plan, shall be submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To mitigate any adverse impact from the development on the A27 and ecology on the site. To ensure that the A27 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 and having regard to Policies CS11, CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

20. 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 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, to mitigate any adverse impact from the development on the A27 and ensure that all such drainage provision is constructed to an appropriate standard and quality and to satisfy the reasonable requirements of road safety, to ensure that the A27 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 policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

21. Prior to the occupation of the development, the acoustic fence hereby approved under Drawing No. 5314/006 H shall be carried out in accordance with the Acoustic Fence Detail unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained in a wholly sound and effective condition.

Reason: To protect the amenities of the occupiers of the development from noise and disturbance from the A27 to the south having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

22. Prior to first occupation, details of the bollards on the cycle/footpath as shown on Drawing No. P0768-RHP-ZZ-XX-DR-A-1003 P7 shall be submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be provided prior to the occupation of the first 25 dwellings constructed and thereafter retained and maintained in that position.

Reason: To ensure the safety of pedestrians and cyclists using the cycle/footpath and having due regard to policy DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

23. 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, and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

24. Prior to the occupation of the development full details of the Electrical Vehicle Charging points, the superfast broadband, secure drop-off boxes and water butts shall be submitted in writing to the Local Planning Authority for approval. Where relevant, the details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval, unless otherwise agreed in writing by the Local Planning Authority. The Charging Points, superfast broadband, secure drop-off boxes and water butts shall be installed 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.

25. Prior to occupation of the development hereby approved, details of the bat and bird boxes to be installed on the building shall be submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed in full accordance with the approved details before the occupation of the dwellings and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation and biodiversity net gain and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Following occupation

26. 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.

27. Prior to occupation details of those plots to have Photovoltaic Panels installed in the roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the occupation of the properties to have the Photovoltaic Panels installed.

Reason: In the interests of energy efficiency and having due regard to Policy CS14 of the Havant Borough Local Plan (Core Strategy)2011 and the National Planning Policy Framework.

Appendices:

- (A1) Location Plan
- (A2) Block and Location Plan for Site Allocation UE37
- (B)Block Plan
- (C) Proposed Site Plan, showing Affordable Housing
- (D) Access Design, with acoustic fencing
- (E) House Type Block A1 (2B4P)
- (F) House Type Block A2 (2B4P)
- (G) House Type Block B1 (3B5P)
- (H) House Type Block B2 (3B5P)
- (I) House Type Block B3 (3B5P)
- (J) House Type C (4B6P)
- (K) Apartment Block D (1B2P)
- (L) House Type E1 (3B5P)
- (M) House Type E2 (3B5P)
- (N) Tree Retention & Protection Plan
- (O) Parking Plan previously approved

**The meeting commenced at 5.10 pm and concluded at 6.37 pm**

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**Chairman**