

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 18 December 2014

Present

Councillor Mrs Shimbart (Chairman)

Councillors Brown, Buckley (Vice-Chairman), Hilton and Guest (Standing Deputy)

71 Apologies for Absence

Apologies for absence were received from Councillors Heard and Turner.

72 Minutes

The Minutes of the meeting of the Development Management Committee held on 27 November 2014 were agreed as a correct record and signed by the Chairman.

73 Matters Arising

Minute 69 – APP/14/00767 – Land at Nursery Fields, Denvilles, Havant

RESOLVED that Standing Order 24 be suspended to enable the Committee to reconsider this application within six months of the previous decision being taken.

The Committee was advised that since the last meeting, the agent had clarified the position with regard to the Rochester House type and confirmed that they were to be 4 bed houses. As a result the final mix of development on the site would change to:

6 x 2 bed house, 11 x 3 bed houses, 18 x 4 bed houses

RESOLVED that the decision recorded in minute 69 be reaffirmed subject to the following amendments:

(a) The description of the development being amended to read:

“Erection of 35 No. dwellings, comprising 6 No. 2 bed and 11 No. 3 bed and 18 No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open spaces and works”

(b) Paragraph 4) of the resolution being deleted.

74 Minutes of The Site Viewing Working Party

The Minutes of the meeting of the Site Viewing Working Party held on 11 December 2014 were agreed as a correct record and signed by the Chairman.

75 Declarations of Interest

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

76 Chairman's Report

The Chairman, on behalf of the Committee, thanked Jackie Batchelor, Executive Head of Environment and Community, who was retiring, for her service in the past to this Committee and development services and wished her a happy retirement.

77 Matters to be Considered for Site Viewing and Deferment

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

78 Deputations

The Committee received the following deputations/representations:

- (1) Mr Wilson (objector on behalf of Rowlands Castle Parish Council) – APP/14/00863 – Land North of Bartons Road, Havant (Minute 79)
- (2) County Councillor Harvey (county councillor) – APP/14/00863 – Land North of Bartons Road, Havant (Minute 79)
- (3) Mr Heppell (applicant's agent) – APP/14/00863 – Land North of Bartons Road, Havant (Minute 79)
- (4) Mrs Beale (objectors) – Application APP/14/01182 – 10A Esmond Close, Emsworth (Minute 80)
- (5) Mr Mandiwall (applicant's representative) – APP/14/01182 – 10A Esmond Close, Emsworth (Minute 80)
- (6) Councillor Gibb-Gray (ward councillor) – APP/14/01182 – 10A Esmond Close, Emsworth (Minute 80)
- (7) Councillor Mackey (ward councillor) – APP/14/01182 – 10A Esmond Close, Emsworth (Minute 80)
- (8) Mrs Curry (objector) – APP/14/00547 – Land West of Horndean Road and South of Southleigh Road, Emsworth (Minute 81)
- (9) Mr Ashe (objector) – APP/14/00547 – Land West of Horndean Road and South of Southleigh Road, Emsworth (Minute 81)

- (10) Mr Charles (applicant's engineering consultant) – APP/14/00863 – Land West of Horndean Road and South of Southleigh Road, Emsworth (Minute 81)
- (11) Mr Blackwell (applicant's agent) - APP/14/00863 - Land West of Horndean Road and South of Southleigh Road, Emsworth (Minute 81)
- (12) Councillor Gibb-Gray (ward councillor) - APP/14/00863 – Land West of Horndean Road and South of Southleigh Road, Emsworth (Minute 81)

79 APP/14/00863 - Land North of Bartons Road, Havant

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

Proposal: Demolition of existing buildings and erection of 55 dwellings; comprising 6No. 2 bed flats; 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space. Felling of trees covered by TPO 1328. Joint application with Havant Borough Council and East Hampshire District Council, Havant Borough Council is the Lead Authority

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

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

- (a) additional comments received from statutory and non statutory consultees; and
- (b) additional representations received in response to the identical application submitted to East Hampshire District Council (54840/001).

During the meeting, the Committee was advised that:

- (a) since the supplementary information had been published, the County Ecologist had reconsidered the application and withdrawn his objections subject to additional conditions;
- (b) Condition 13 should be amended to include measures to address surface water run off from Bartons Road;
- (c) Highways had advised that it was not necessary to include the proposed off site highway works in the proposed Section 106 Agreement as these works could be covered by a condition; and
- (d) Highways had recommended that Conditions 20 and 23 be combined into one condition; and

- (e) The recommendation should include the following:

“In the event of the S106 not being completed by 25 February 2015 (subject to such change as the Executive Head of Planning and Built Environment and the Service manager – Legal and Democratic Services may determine) that the application be refused by the Executive Head of Planning and Built Environment on the grounds that the application has failed to comply with the requirements of the Development Plan”

The Committee was addressed by the following deputies:

- (1) Parish Councillor Wilson, on behalf of Rowlands Castle Parish Council, objected to the proposal for the following reasons:
- (a) the proposed development would result in the erosion of the undeveloped gap between Havant and Rowlands Castle contrary to the local plan policies of East Hampshire District Council and Havant Borough Council;
 - (b) the proposed development would create a undesirable precedent which would make it difficult to refuse similar applications for development in the gap between Havant and Rowlands Castle;
 - (c) there was no proven need for a countryside location for this development;
 - (d) the development did not comply with East Hampshire District Council’s Interim Housing Policy or the Affordable Housing Policy: no evidence had been submitted to demonstrate the need for this proposal and no affordable housing would be provided within the East Hampshire District boundary; and
 - (e) the access statement was based on 2004 figures which were out of date;
- (3) County Councillor Harvey, supported the objections made by Parish Councillor Wilson and raised the following additional objection:
- (f) the development would result in the loss of three protected trees, which made an important contribution to the amenities of the area
- (3) Mr Heppell, the applicant’s agent, who supported the application for the following reasons:
- (g) the development had been the subject of extensive consultation;

- (h) the site was predominantly a brownfield site;
- (i) no objections had been received from neighbouring properties or from Highways;
- (j) the development would provide much needed housing;
- (k) the proposed surface water system would resolve the existing surface water problems associated with this site;
- (l) the site was included in Havant Borough Council's adopted Housing Allocations Plan;
- (m) a boundary buffer would be provided along the northern boundary;
- (n) the trees to be felled were classified as veteran trees which implied that they had a limited life span and could physically decline: it was proposed that the replacement trees would be planted in locations which would enable the trees to make a more significant contribution to the amenities of the area;
- (o) the County Ecologist had withdrawn his objections to the scheme; and
- (p) contributions would be made towards transport, open space, affordable housing, education and the Solent Recreation Mitigation Partnership.

In response to questions raised by members of the Committee, the officers advised that:

- (1) although the Council's Arboriculturalist maintained his objection to the felling of the protected oak trees, he acknowledged that the replanting scheme was sound;
- (2) all the affordable housing, including East Hampshire District's Council's allocation, would be provided within the boundaries of Havant Borough Council. The affordable housing requirement for East Hampshire would comprise 3 houses plus a financial contribution;
- (3) that part of the site which was within the boundaries of Havant had been allocated for housing in the local plan policies for Havant Borough Council. East Hampshire District Council had included that part of the site which lay within its boundaries in its draft allocations plan which was to be published for public consultation on 19 December 2014;
- (4) the County Ecologist had, after further consideration, withdrawn his objections subject to conditions;

- (5) the development would not commence if either one of the councils refused the application;
- (6) the development would not be viable without the loss of the 4 mature trees;
- (7) the development would meet the Council's affordable housing requirements;
- (8) the tree trunks of two of the mature trees lay within the boundaries of Havant Borough Council; and
- (9) both parts of the site need to be developed to make the scheme viable.

The Committee discussed this application in detail together with the views raised by the deputees. Although concern was raised about the loss of the mature oak trees, the majority of the Committee considered that the nature of the development was acceptable and would not have a detrimental impact on the character and appearance of the area.

RESOLVED

- (A) that Application APP/14/00863 be granted permission in so far as it relates to development within the Havant Borough Administrative boundary subject to:
 - (a) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990; such agreement to be to the satisfaction of the Service Manager – Legal and Democratic Services and to incorporate the following matters:
 - the provision of a Residential Travel Plan
 - the managements of arrangements for new roads, including street cleaning and street lighting
 - a contribution in respect of the Solent Mitigation Partnership at a cost of £172 per dwelling;
 - a contribution of £5,057 per dwelling towards education
 - management and maintenance of communal areas/features – on site open space, non adopted roadways, acoustic fencing and drainage;
 - affordable housing
 - phasing
 - an employment skills plan

subject to such additions and/or amendments as the Executive Head of Planning and Built Environment considered appropriate.

(b) The following conditions, subject to such additions and/or amendments as the Executive Head of Planning and Built Environment considers appropriate:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location and Existing Plan	01A
Proposed Site Plan	02 E
RPA Plan	05A
Existing Buildings Plan	06A
Existing Section AA to DD	11A
Existing Section EE and FF	12A
Apartment Ground and First Floor Plans	20B
Apartment Rood Plan	21A
Apartment Block Elevations 1 of 2	22B
Apartment Block Elevations 2 of 2	23B
HT1 – 2B – Affordable – Plans	25B
HT1 – 2B – Affordable – Elevations	26B
HT2 – 2B – Affordable – Plans	27B
HT2 – 2B – Affordable – Elevations	28B
HT3 – 2B – Open Market – Plans	29BC
HT3 – 2B – Open Market – Elevations	30BC
HT4 – 3B – Open Market – Plans	31B
HT4 – 3B – Open Market – Elevations	32B
HT5 – 3B – Affordable – Plans	33B
HT5 – 3B – Affordable – Elevations	34B
HT6 – 3B – Open Market – Plans	35B
HT6 – 3B – Open Market – Elevations	36B
HT7 – 3B – Open Market – Plans	37BC
HT7 – 3B – Open Market – Elevations	38BC
HT8 – 3B – Open Market – Plans	39BC
HT8 – 3B – Open Market – Elevations	40BC
HT9A – 4B – Open Market – Plans	41B
HT9A – 4B – Open Market – Elevations	42BC
HT9B – 4B – Open Market – Plans	43B

HT9B – 4B – Open Market – Elevations	44B
HT9C – 4B – Open Market – Plans	45B
HT9C – 4B – Open Market – Elevations	46B
HT10 – 4B – Open Market – Plans	47B
HT10 – 4B – Open Market – Elevations	48B
HT11 – 4B – Open Market – Plans	49B
HT11 – 4B – Open Market – Elevations	50B
HT11A – 5B – Open Market – Plans	51B
HT11A – 5B – Open Market – Elevations	52B
HT12 – 4B – Open Market – Plans	53B
HT12 – 4B – Open Market – Elevations	54B
HT7 – 3B – Open Market – Elevations Flint	55
Proposed Street Elevations/Site Sections S1	56B
Proposed Street Elevations/Site Sections S2	57A
Acoustic fence positions	58A
Ancillary Buildings 1 – Garage and Bin Store	61B
Ancillary Buildings 2 – Car Barn and Shed	62E
View West	70A
View East	71A
View Spine Road	72
Street Elevation AA – coloured	80A
Site Plan – coloured	81D
Building Heights and Tenure Plan – coloured	82A
Boundary Treatment Plan	83
Schedule of accommodation	90E

Reason: - To ensure provision of a satisfactory development

- 3 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction of the development hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 5 No development shall commence until a revised Arboricultural Impact Assessment and Method Statement setting out works in respect to tree pruning on the eastern boundary has been submitted to and agreed in writing by the Local Planning Authority. The proposed works shall be carried in accordance with the approved details.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 6 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors

- ii) loading and unloading of plant and materials
- iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- iv) site compound and storage of plant and materials used in constructing the development

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 7 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 10 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 11 Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and

approved in writing by the Local Planning Authority. All service roads should be capable of taking a 26 tonne Refuse Collection Vehicle, and allow vehicle to reverse close to bin store. No bins to be pulled or waste carried more than 25m and no alleys to exceed 20m in length. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012

- 12 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or 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 2012.

- 13 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, including measures to address runoff from Bartons Road (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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 2012.

- 14 No development hereby permitted shall commence until the applicant has secured:-
- the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
 - the implementation of a programme of archaeological mitigation of impacts in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
 - Following completion of archaeological fieldwork the production of a report in accordance with an approved programme including where appropriate post -excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 15 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 16 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles and cycles and has been provided within the site, surfaced and marked out in accordance with the approved plans. Such areas shall thereafter be retained and used solely for those purposes.

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, March 2012

- 17 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local

- 18 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of any dwelling without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of any dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be

constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 20 The development hereby permitted shall not commence until a phasing plan for off site highway works including the provision of a footway/cycleway on the north side of Bartons Road and improvements to the pedestrian crossing has been submitted to and approved in writing by the Local Planning Authority., In order to construct these works the developer shall enter into a Section 278 agreement with the Highways Authority and prior to the occupation of any dwellings, all of these works shall be completed, in full accordance with such plans, particulars and programme as have been approved in writing by the Planning Authority and the Highway Authority

Reason: To ensure that the required highway improvements are provided and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) Also to ensure the safety of cyclists and pedestrians and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 Before first occupation post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report AS7603.140807.NVIA This must be submitted and agreed in writing with the local planning authority before first occupation.

Reason: To safeguard the amenities of the locality and/or 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 2012.

- 23 Prior to the commencement of any development a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: site plan showing all ecological features; detailed measures to protect and retain existing habitats and species; lighting plan; location, extent, composition and ongoing management of mitigation/compensation/enhancement habitat) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Habitat Creation and Management Plan and Outline Mitigation Proposals report (The Ecology Co-op, March 2014). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority and all mitigation features shall be retained and maintained in perpetuity.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 201, the National Planning Policy Framework 2012, Conservation Regulations 2010, Wildlife & Countryside Act 1981, and NERC Act 2006.

- 24 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. desk study &/or site walkover survey identifying:
 - All previous uses,
 - potential contaminants associated with those uses,
 - a conceptual model of the site indicating sources, pathways and receptors, and;

- a summary of potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme based on (1), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.
 3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

- 25 If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at

the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers

- 26 No occupation of any part of the permitted development shall take place until a verification report has been 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. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a “long-term monitoring and maintenance plan”), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers.

Informatives to include:

- 1) The applicant to set up on site facilities for:-
 - i) wheel washing
 - ii) measures to control the emission of dust and dirt during construction
 - iii) measures to control noise and vibration during construction
 - iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 2) Lorry/HGV routing should avoid North Street /railway bridge in Emsworth
- 3) Hours of work: demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Saturdays and not at all on Sundays and all recognised public holidays

- (B) In the event of the Section 106 Agreement referred to in (A) above not being completed by 25 February 2015 (subject to such change as the Executive Head of Planning Built Environment and Service Manager – Legal and Democratic Services may determine) the application be refused by the Executive Head of Planning and Built Environment under delegated powers on the grounds that the application has failed to meet the requirements of the Development Plan.

80 APP/14/01182 - 10A Esmond Close, Emsworth

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

Proposal: Further variation of materials approved under APP/14/00727 (pursuant to Condition 3 of APP/13/01280) to allow use of 'Velfac' narrow profile windows in RAL colour 9006 'White Aluminium' and front door in 'White Aluminium' RAL 9006.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

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

- (a) gave details of a petition received in support of the application; and
- (b) gave details of observations submitted by the applicant with regard to the street scene.

The Committee was addressed by the following deputies:

- (1) Mrs Beale, who, on behalf of neighbours opposing the visual appearance of scheme, objected to the proposal for the following reasons:
 - (a) the majority of neighbours and residents of Esmond Close did not sign the petition supporting the scheme;
 - (b) the Council had acted inconsistently: originally approving one colour and design for the windows on the grounds that this would safeguard the street scene then recommending approval of a different design and colour scheme which would cause irreparable harm to the street scene;
 - (c) the window on the first floor south elevation should be included within the proposal as it was clearly visible from the street; and
 - (d) the proposed design and external appearance of the windows would be an incongruous feature within the street scene to the detriment of the amenities of the area.

Mrs Beale emphasised that these objections did not relate to the extension but the visual appearance of the proposed windows

- (2) Mr Mandiwall, on behalf of the applicant, supported the proposal for the following reasons:
- (e) the proposal was not out of character with the street scene: there was no one style which dominated the external appearance of properties in Esmond Close;
 - (f) the colour of the window frames and doors could be changed under permitted development rights;
 - (g) neighbours had been consulted and a majority of those within the immediate vicinity and affected by the proposal supported the application; and
 - (h) the proposal frames were of a high quality and would not have a detrimental impact on the visual amenities of the area.

Mr Mandiwall urged the Committee to support the application to enable the applicant to order the materials within time for the works to be completed by April 2015.

- (3) Councillor Gibb-Gray, on behalf of the objectors, summarised the objectors concerns about the impact of the proposal on the street scene and the manner in which the officers had changed their views on the colour and design of the proposed windows;
- (4) Councillor Mackey, on behalf of the applicant, supported the application for the following reasons:
- (i) there was no uniform street scene;
 - (j) under permitted development rights the applicant could change the colour of the window frames at any time after the original permission had been granted;
 - (k) the proposal would not have a detrimental impact on the street scene;
 - (l) the applicant had acted properly; and
 - (m) the applicant needed to order the materials shortly to avoid delay in completing the extension.

In response to questions raised by members of the Committee, the officers advised that the Council had originally agreed to install white UPVC window frames and oak door. The applicants now wished to use different materials which were considered acceptable;

The Committee discussed this application in detail together with the views raised by the deputees. The Committee considered that the proposal would not cause significant harm to the visual appearance and character of the street scene. In making this decision the Committee took into account the changes that could be made to the windows and door under permitted development rights. It was therefore

RESOLVED that Application APP/14/01182 be granted permission subject to the following condition:

- 1 The window frames in the front (east elevation) and front door and frame, shall be fitted with Velfac RAL 9006 'White Aluminium', and remain so in perpetuity, unless otherwise agreed by the Local Planning Authority.

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 2012.

81 APP/14/00547 - Land West of Horndean Road and South of Southleigh Road, Emsworth

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

Proposal: Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

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

- (a) provided the information requested by the Site Viewing Working Party;
- (b) gave details of additional representations received since the agenda was published;
- (c) set out amendments to the recommendation set out in the report; and
- (d) included a written copy of Mr Ashe's deputation.

The Committee was addressed by the following deputees:

- (1) Mr Ashe, read out those parts of his deputation against the application(see (d) above) which were not in italics;

- (2) Mrs Curry objected to the proposal on the grounds that the flood alleviation scheme proposed was inadequate. She advised that her property was at risk of flooding and referred to a report she had commissioned from ESI. Mrs Curry emphasised that if the Committee was minded to permit, condition 18 should be enforced;
- (3) Mr Blackwell, the applicant's agent, supported the application for the following reasons:
- (a) the application had been subject consultation and scrutiny;
 - (b) modifications had been made to overcome concerns expressed during the consultation period; and
 - (c) the proposal was in accordance with the development plan.
- (4) Mr Charles, the applicant's consultant engineer, supported the application for the following reasons:
- (d) the flood alleviation scheme had been scutinised in detail during the examination of the allocations policy: the Inspector concluded that the scheme was acceptable;
 - (e) the ground level of the housing site would be raised to minimise the risk of flooding;
 - (g) the Environment Agency had ,subject to conditions; raised no objections to the scheme; and
 - (h) the proposal had less than 1 in 1000 annual probability of flooding from river or the sea.
- (Mr Charles failed to complete his deputation within the allotted time)
- (5) Councillor Gibb-Gray acknowledged that the site was allocated for housing in the Allocations Policy but with reference to the ESI report commissioned by Mrs Curry raised concerns:
- (i) that the proposal involved building in a flood plain
 - (j) about the adequacy of the flood compensation scheme, especially during periods of extreme weather;
 - (k) that the proposed access onto Horndean Way would exacerbate the existing traffic problems experienced in the area; and
 - (l) the application was not sustainable because of the failure to provide a footpath/cycle link to the south of the site

Councillor Gibb-Gray recommended the Committee to refuse the application

In response to matters raised by Councillor Gibb-Gray, the Committee was advised that the Flood Compensation Scheme was within the red line.

In response to questions raised by members of the Committee, the officers advised that:

- (1) a footpath/cycle link could not be provided to the south of the site because the required land was not within the ownership of the applicant. The applicant had agreed to make provision for an access to be formed within the site up to the southern boundary;
- (2) the Highway Authority had advised that it would not support refusal on the grounds that the proposal was not sustainable;
- (3) the access onto Horndean Road formed part of the application and was considered acceptable; and
- (4) The flooding assessments submitted by the applicant's consultants and ESI were correct. At this stage the flood assessment scheme submitted was considered acceptable by the Environment Agency

The Committee discussed this application in detail together with the views raised by the deputees. The Committee considered that the proposed development complied with the Local Core Strategy and Allocations. It was therefore

RESOLVED:

- (A) that Application APP/14/00547 be granted permission subject to
 - (a) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990; such agreement to be to the satisfaction of the Solicitor to the Council and to incorporate the matters detailed in 7.36 of the report;
 - (b) the completion of a deed of variation of the existing Section 106 to allow the land to be developed; and
 - (c) the following conditions and informatives, subject to such conditions and/or amendments as the Executive Head of Planning and Built Environment considers appropriate.
 - 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Approval of the details of the following aspects of the development, hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced:

- (i) the scale of the development
- (ii) the appearance of the development
- (iii) the landscaping of the site
- (iv) the layout of all the buildings

Reason: In order to secure a satisfactory development.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: [to be added]

Reason: - To ensure provision of a satisfactory development.

- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 7 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials used in constructing the development
- iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- iv) site compound and storage of plant and materials used in constructing the development

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 8 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure,

including acoustic fences where appropriate have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to hereby approved proposed and existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: 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 2012.

- 11 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting has been submitted to and approved in writing by the Local

Planning Authority. There shall be no external lighting on the site other than as thereby approved.

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 2012.

- 12 The development shall not be brought into use until space for the loading, unloading, parking and turning of vehicles has been provided within the site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 13 Prior to the commencement of any development a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: site plan showing all ecological features; detailed measures to protect and retain existing habitats and species; lighting plan; location, extent, composition and ongoing management of mitigation/compensation/enhancement habitat) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Habitat Creation and Management Plan and Outline Mitigation Proposals report (The Ecology Co-op, March 2014). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority and all mitigation features shall be retained and maintained in perpetuity.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, Conservation Regulations 2010, Wildlife & Countryside Act 1981, and NERC Act 2006.

- 14 Prior to commencement to submit plans of how the road layout of the site will be designed so as to

discourage through traffic between Southleigh Road and Horndean Road from using the sites internal road layout. Any agreed traffic calming feature shall be provided prior to the occupation of the first 25 dwellings constructed.

Reason: To reduce the likelihood of vehicles 'rat running' through the development in order to ensure the safety of pedestrians and cyclists within the development and having due regard to policies CS20 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 Prior to commencement of any development to submit plans and particulars for approval in writing by the Local Planning Authority showing the detailed proposals for how the internal layout of the site allows for the future provision of a southern pedestrian and cycle access.

Reason: To provide the ability to create a future link for a cycle route to the south of the site in the interest of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 No development shall take place until a detailed design for the proposed relocated route of the watercourse crossing the development has been submitted to and approved in writing by the local planning authority.

The design will need to:

1. Demonstrate that the capacity of the watercourse will not be reduced as a result of the development. Design information to include location plans, calculations and cross sections.
2. Provide detail of any structures including control structures and new headwalls.

Reason: To ensure that flood risk does not increase as a result of the proposed relocation of the watercourse and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 No development shall take place until a detailed design for the proposed wetland area has been submitted to

and approved in writing by the local planning authority.
The design will need to:

1. Demonstrate that the wetland area provides sufficient compensatory storage for the proposed land raising elsewhere on site. Design information to include location plans, calculations and cross sections. If the wetland is able to provide additional storage the standard of protection associated with this must be quantified.
2. Provide detail of any structures including control structures and new headwalls.

Reason: To ensure that flood risk does not increase as a result of the proposed land raising on site and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

18 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year (with an allowance for climate change) will not exceed the run-off from the existing site following the corresponding rainfall events. The drainage scheme should:

1. Provide an assessment of how the site is currently drained, its existing runoff rates and the proposed runoff rates. It should demonstrate that the combined flow from the proposed development does not exceed existing rates.
2. Demonstrate the surface water run-off generated up to and including the 1 in 100 year an allowance for climate change will not exceed the run-off from the existing site following the corresponding rainfall event.
3. Demonstrate the measures employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving waters.

4. Include details of how the scheme shall be maintained and managed after completion. This shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
5. A timetable for its implementation
6. A written summary of the scheme, including supporting calculations.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site. and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 19 No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the newly realigned watercourse, newly created wetlands and existing pond shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, roads, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- (iii) plans showing the extent and layout of the buffer zones
 - details of any proposed planting scheme, which should consist of only native species.
 - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including
 - adequate financial provision and named body responsible for management plus production of detailed management plan
 - details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to

have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

20 No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: Development that encroaches on watercourses, wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

21 No development shall take place until the proposed realigned watercourse and newly created wetlands are constructed in accordance with a scheme and method statement to be submitted to and approved in writing by the local planning authority. The scheme shall include the following:

- The timing of the works
- Cross sections of the proposed realigned watercourse and proposed wetlands
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)

- The ecological enhancements as mitigation for the loss of habitat resulting from the development
- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works.
- Any necessary mitigation for protected species
- Construction methods
- Any necessary pollution protection methods
- Details of the exact realignment of the watercourse and details of any bed material that may be imported to site. We would expect to see a two stage channel with wetland berms creating sinuosity and providing some natural variability rather than a linear, uniform channel. The works shall be carried out in accordance with the approved method statement.

Reason: Development that encroaches on watercourses, wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 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, including inter-alia details of Sustainable Drainage Systems and their maintenance, land drainage and off site sewer works have been submitted to and approved 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 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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 No development shall commence until a revised Arboricultural Impact Assessment and Method

Statement relevant to any reserved matters layout has submitted to and agreed in writing by the Local Planning Authority. The proposed works shall be carried in accordance with the approved details.

Reason: to ensure the trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 24 Prior to commencement, full details of existing and proposed levels for the water compensation area shown on plan 13-016/110 rev B shall be submitted/agreed by LPA. Re-levelling in accordance with the approved plans shall be carried out prior to the construction of any dwelling the subject of this permission. Resulting levels and gradients shall not be increased at any time thereafter without approval of LPA.

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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 25 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 26 The existing hedge that forms the boundary treatment to the northern and eastern boundaries of the site shall be retained at an average height of more than 2.5m except where it is necessary to be removed to form the access points into the development hereby agreed.

Reason: To ensure that measures are provided in the interests of the visual amenity of the local area having due regard to policies CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

Informatives to include:

- 1) The applicant to set up on site facilities for:-
 - i) wheel washing
 - ii) measures to control the emission of dust and dirt during construction
 - iii) measures to control noise and vibration during construction
 - iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - 2) Lorry/HGV routing should avoid North Street /railway bridge in Emsworth
 - 3) Hours of work: demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
- (B) In the event that the S106 and deed to vary the existing S106 not being completed by the 31st January 2014 (subject to such change as the Executive Head of Planning and Built Environment and the Solicitor to the Council may determine) that the application be REFUSED under delegated powers as not complying with the requirements of the Development Plan.

The meeting commenced at 5.00 pm and concluded at 7.45 pm

.....
Chairman