

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Planning Committee held on 15 December 2022

Present

Councillor Fairhurst (Chairman)

Councillors Bowdell and Weeks

### **32 Apologies for Absence**

Apologies for absence were received from Councillors Crellin and Milne.

### **33 Declarations of Interests**

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

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

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

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

(The site was viewed by the Site Viewing Working Party on 8 December 2022)

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

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

The Committee noted that conditions 17, 18 and 19 had been discharged.

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

- 1) a written deputation submitted on behalf of the applicant; and
- 2) an update sheet which included amended and additional conditions.

The Committee was addressed by Mr Osborn, the applicant's agent, who reiterated the issues set out in the written deputation submitted on behalf of the applicant. During his deputation Mr Osborn corrected his written submission as follows:

- i. reference to First Homes in his written submission be deleted; and
- ii. two objections had been raised to the proposal.

Mr Osborn drew the Committee's attention to a revised sustainability statement that had been submitted to overcome the concerns raised by objectors.

In response to questions from members of the Committee, Mr Osborn and Ms Whishall:

- Confirmed that reference to First Homes in Mr Osborn's written submission should be deleted
- Advised that the landscaping proposals for the frontage of the site were guided by the demands of the water company

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

- (a) advised that it was unlikely that people would want to use footpath/cycle route for vehicular access. The route would be subject to a S278 agreement with Hampshire County Council which would consider the safety aspects of the proposed cycle route. The Council could impose a condition to prevent vehicular access to the development via the footpath/cycle route; and
- (b) advised that solar panels did not form part of the application as submitted.

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

The Committee considered that the proposed development would provide an attractive residential development of much needed market and affordable housing in the Borough.

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

- A. The satisfactory completion of the S106 Deed of Variation as set out in paragraph 7.92 of the officer's report to secure the necessary requirements arising from this reserved matters application (for which authority is given to the Head of Legal Services to complete the Deed of Variation);
- B. The granting of planning permission reference 53322/005 by East Hampshire District Council;

- C. The following conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision).

#### Conditions

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

Location Plan Drawing No. LP.01 Rev B  
 Coloured Site Layout Drawing No. CSL.02 Rev G  
 Affordable Housing Layout Drawing No. AHL.01 Rev H  
 Adoptable Road Plan ARP.01 Rev H  
 Boundary and Dwelling Materials Layout Drawing No. BDML.01 Rev K  
 External Bin Store Floor Plans and Elevations Drawing No. BS.01.pe Rev A  
 Communal Areas Layout Drawing No. CAP.01 Rev G  
 Constraints Plan Drawing No. CP.01 Rev D  
 Cycle Store Floor Plans and Elevations Drawing No. CS.01.pe Rev A  
 Coloured Street Elevations Drawing No. CSE.01 Rev D  
 Private Garden Areas Layout Drawing No. GAP.01 Rev G  
 Single Garage Floor Plans & Elevations Drawing No. GAR01.p Rev A  
 Twin Garage Floor Plans & Elevations Drawing No. GAR03.pe Rev A  
 Garden Cycle Store Floor Plans and Elevations Drawing No. GCS.01.pe Rev A  
 Garden Measurement Plan Drawing No. GMP.01 Rev E  
 Netdev Layout Drawing No. NETDEV.01 Rev F  
 Parking Allocation Layout Drawing No. PAL.01 Rev k  
 Refuse Collection Layout Drawing No. RL.01 Rev H  
 Sub Station Floor Plans and Elevations Drawing No. SS.01.pe Rev A  
 Landscape Masterplan Drawing No. 100 Rev Y  
 Site Entrance Drawing No. 105 Rev J  
 Orchard and Buffer Planting Proposals Drawing No. 110 Rev H  
 Hard Landscape Proposals Drawing No. 200 Rev L  
 Tree Pit Details Drawing No. 400  
 Site Entrance Street Elevation / Cross Section A:A Drawing No. 401 Rev B  
 Softworks Proposals Sheet 1 of 5 Drawing No. 501 Rev K  
 Softworks Proposals Sheet 2 of 5 Drawing No. 502 Rev L  
 Softworks Proposals Sheet 3 of 5 Drawing No. 503 Rev M  
 Softworks Proposals Sheet 4 of 5 Drawing No. 504 Rev C  
 Softworks Proposals Sheet 5 of 5 Drawing No. 505  
 Tree and Shrub palette Drawing Ref JSL3850\_501-505 Rev G  
 Tree Protection and Removal Plan Drawing No. 710 Rev D  
 Tree Protection and Removal Plan Drawing No. 711 Rev C

Drainage Layout Drawing No. 6383-MJA-SW-XX-DR-C-801  
Rev PL9  
Levels Layout Drawing No. 6383-MJA-SW-XX-DR-C-802 Rev  
PL12  
Visibility Plan Drawing No. 6383-MJA-SW-XX-DR-C-803 Rev  
PL9  
Flood Exceedance Plan Drawing No. 6383-MJA-SW-XX-DR-C-  
804 Rev PL5  
Longitudinal Sections Sheet 1 Drawing No. 6383-MJA-SW-XX-  
DR-C-810 Rev PL3  
Longitudinal Sections Sheet 2 Drawing No. 6383-MJA-SW-XX-  
DR-C-811 Rev PL3  
Adoptable and Private Road Delineation Detail Drawing No.  
6383-MJA-SW-XX-DR-C-820 Rev PL2  
Attenuation Basin Cross Sections Drawing No. 6383-MJA-SW-  
XX-DR-C-825 Rev PL2  
Refuse Vehicle Tracking Drawing No. 6383-MJA-SW-XX-DR-  
C-850 Rev PL9  
Fire Tender Tracking Drawing No. 6383-MJA-SW-XX-DR-C-  
851 Rev PL9  
Large Family Car Tracking Drawing No. 6383-MJA-SW-XX-DR-  
C-852 Rev PL3  
Highway Adoptions Plan Drawing No. 6383-MJA-SW-XX-DR-  
C-860 Rev PL9  
Street Lighting Layout Drawing No. 6383-MJA-SW-XX-DR-C-  
861 Rev PL10

House Types:

House Type: Bromsgrove Elevations Drawing No. HT.BROM.e  
Rev D  
House Type: Bromsgrove Floor Plans Drawing No.  
HT.BROM.p Rev D  
House Type: Canterbury Elevations Drawing No. HT.CANT.e  
Rev C  
House Type: Canterbury Floor Plans Drawing No. HT.CANT.p  
Rev C  
House Type: Harrogate Elevations Drawing No. HT.HARR.e  
Rev B  
House Type: Harrogate Floor Plans Drawing No. HT.HARR.p  
Rev B  
House Type: Henley Elevations Drawing No. HT.HENL.e Rev  
C  
House Type: Henley Floor Plans Drawing No. HT.HENL.p Rev  
C  
House Type: Leamington Lifestyle Elevations Drawing No.  
HT.LEAMQ.e Rev D  
House Type: Leamington Lifestyle Floor Plans Drawing No.  
HT.LEAMQ.p Rev D  
House Type: Letchworth Elevations Drawing No. HT.LET.e Rev  
D

House Type: Letchworth Floor Plans Drawing No. HT.LET.p Rev D  
House Type: Marlow Elevations – Render Option Drawing No. HT.MARO-1.e Rev D  
House Type: Marlow Elevations – Brick Option Drawing No. HT.MARO-2.e Rev D  
House Type: Marlow Floor Plans Drawing No. HT.MARO.p Rev E  
House Type: Oxford Elevations Drawing No. HT.OXF-1.e Rev C  
House Type: Oxford Lifestyle Floor Plans Drawing No. HT.OXF-LS.p Rev C  
House Type: Oxford Lifestyle Elevations-Option One (Brick) Drawing No. HT.OXF-LS.e1 Rev C  
House Type: Oxford Lifestyle Elevations-Option Two (Render) Drawing No. HT.OXF-LS.e2 Rev C  
House Type: Oxford Sales Unit Elevations Drawing No. HT.OXF- MSU.e Rev C  
House Type: Oxford Sales Unit Floor Plans Drawing No. HT.OXF- MSU.p Rev C  
House Type: Oxford Floor Plans Drawing No. HT.OXF.p Rev C  
House Type: Shaftesbury Elevations Drawing No. HT.SHAF.e Rev A  
House Type: Shaftesbury Floor Plans Drawing No. HT.SHAF.p Rev A  
House Type: Shrewsbury – Option 1 Floor Plans & Elevations Drawing No. HT.SHREW-1.pe Rev A  
House Type: Shrewsbury – Option 2 Floor Plans & Elevations Drawing No. HT.SHREW-2.pe Rev A  
House Type: Stratford Elevations – Option 1 Drawing No. HT.STRA-1.e Rev C  
House Type: Stratford Elevations – Option 2 Drawing No. HT.STRA-2.e Rev B  
House Type: Stratford Floor Plans Drawing No. HT.STRA.p Rev D  
House Type: Tavy Floor Plans & Elevations Drawing No. HT.TAV.pe Rev A  
House Type: Windsor- Render Option Elevations Drawing No. HT.WINS-2e Rev C  
House Type: Windsor- Brick Option Elevations Drawing No. HT.WINS-e1 Rev C  
House Type: Windsor Floor Plans Elevations Drawing No. HT.WINS.p Rev D  
House Type: Plots 26-28 – Housetype Dart Elevations Drawing No. P26-28.e Rev A  
House Type: Plots 26-28 – Housetype Dart Floor Plans Drawing No. P26-28.p Rev A  
House Type: Leadon and Tweed Plots 29-33 – Elevations Drawing No. P29-33.e Rev A  
House Type: Leadon and Tweed Plots 29-33 – Ground Floor Plans Drawing No. P29-33.p Rev A

House Type: Tavy and Dart Plots 34-36 – Elevations Drawing  
No. P34-36.e Rev A  
House Type: Tavy and Dart Plots 34-36 – Floor Plans Drawing  
No. P34-36.p Rev A  
House Type: Spey and Tavy Plots 60-64 – Elevations Drawing  
No. P60-64.p Rev A  
House Type: Spey and Tavy Plots 60-64 – Floor Plans Drawing  
No. P61- 64.p Rev A Received 14.12.22

#### Documents

Tree Survey Report and Arboricultural Impact Assessment  
JSL3850\_770 D 25th August 2022  
Accommodation Schedule Job No. REDR200818 Rev E  
(received 14<sup>th</sup> December 2022)  
Garden Area Schedule with Measurements  
Surface Water Drainage Statement Amc/21/0154/6368: Rev D  
Design and Access Statement November 2021  
Archaeological Evaluation Report – Trial Trenching on Land off  
Bartons Road, Havant, Hampshire Planning Ref:  
DC/19/01217/PLF Allen Archaeology Ltd July 2021  
Specification for an Archaeological Evaluation by Trial  
Trenching: Land off Bartons Road, Havant, Hampshire  
Planning Ref: DC/19/01217/PLF Allen Archaeology Ltd 7th  
April 2021  
Geo-Environmental Site Investigation Ref: BRD3818-OR2-C  
March 2021  
Planning & Affordable Housing Statement May 2021  
Preliminary Ecological Appraisal Version 1 16th April 2021

Reason: - To ensure provision of a satisfactory development.

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

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

- 3 Notwithstanding the submitted details for rear garden access the following security measures shall be provided prior to the first occupation of the residential units served:
- Each rear garden access gate shall be fitted with a key operated lock that operates from both sides of the access gate.
  - Where rear garden access points are accessed via footpaths the footpath shall be fitted with a gate at the start of the footpath.

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Prior to the occupation of the dwellings hereby permitted details of cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The units shall not be occupied unless and until the approved cycle storage has been provided on site and such provision shall thereafter be retained and maintained.



Reason: To ensure adequate on site cycle storage provision to encourage no car based journeys in the interests of sustainability having due regard to policy CS13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 (Partially updated September 2019) and the National Planning Policy Framework.

11. The shared use path works shown on the site layout plan CSL.02 Rev G and on the levels plan 6383-MJA-SW-XX-DR-C-802 Rev 12 along the Bartons Road frontage shall be implemented prior to occupation of development.

Note: The delivery of the shared use path works will require a Section 278 Agreement with the Highway Authority.

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

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

Reason: To ensure the roads and footways due for adoption can be constructed to adoptable standards and to ensure possible future connectivity to land to the north having due regard to policies CS16, CS20 and DM6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**36 APP/21/01207 - Land adjacent to, Cooperative Society, 13 Middle Park Way, Havant**

Proposal: Demolition of 8 no. garages and erection of a 2 storey building to provide 4 no. 1 bed flats.

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

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

- a. a majority of the lorries entered and exited the service road via Middle Park Way;
- b. parking in the car park in front of the shops was regulated by a Traffic Regulation Order;

- c. car parking spaces had been provided by staff employed by the shops;
- d. future residents of the proposed flats could only use the car park at the front of the shops for loading or unloading;
- e. a bin store was proposed for the flats. It was understood the owner would retain responsibility for the management of the proposed bin storage; and
- f. a condition was recommended to control the noise levels within the flats from the air conditioning units.

Although it was acknowledged that the flats would tidy up the area, concern was raised that

- 1. that the development was likely to encourage parking in nearby roads which would exacerbate the existing problem associated with on street parking in the area; and
- 2. the future residents of the flats would be disturbed by deliveries to the shops

However, the majority of the Committee considered that the site was in a sustainable location and the benefits of the scheme outweighed parking concerns and that the proposal would make a modest contribution towards meeting the Council's housing targets.

It was therefore

RESOLVED that application APP/21/01207 be granted permission subject to the following conditions

- 1. General
- 2. The development must be begun not later than three years beginning with the date of this permission.
- 3. 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.
- 4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plan - Drawing No. 1100 Rev B  
Perspective View - Drawing No. 1003  
Proposed Sectional Elevations - Drawing No. 1302 Rev A  
Proposed Sections Elevations – Drawing No. 1302A  
Proposed Ground Floor Plan - Drawing No. 1101 Rev C  
Proposed First Floor Plan - Drawing No. 1102 Rev B

Proposed Elevations - Drawing No. 1301 Rev B  
Site Plan with Highway Location - Drawing No. 1120

Reason: - To ensure provision of a satisfactory development.

- 3 Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any suspected contamination is encountered (e.g. obviously stained soils, oils, fuels, any unusual sweet or solvent-like odours, or similarly discoloured / odourous groundwater within excavations); 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 its 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) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.

Reason: The previous use of this site poses a risk that discrete deposits of contaminating material / contaminated soils may be present at the site which could pose a risk to future occupiers of the site or to the local water environment. This is in line with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 183 & 184 of the National Planning Policy Framework 2022

#### 4 Pre-Commencement

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

#### 5 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- a. The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- b. The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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

#### 6 Prior to Occupation

Prior to occupation of Flats 1 and 2 hereby approved, all of the windows on the ground floor shall incorporate a pane of laminated glass to BS EN 356:2000 class P1A which shall be thereafter retained.

Reason. To mitigate the opportunities for crime having due regard to Policy CS8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Prior to the occupation of any of the flats hereby approved, the erection of the bollard and pavement extension as shown on Drawing No. 1101 Rev C (Proposed Ground Floor Plan) shall be made fully available for use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 Prior to the occupation of any of the flats hereby approved, confirmation shall be provided that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8233:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially traffic noise and potential noise from any commercial / business premises alongside the housing and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 9 Prior to the occupation of any of the flats hereby approved, an external lighting scheme for the site shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation of any of the flats hereby approved the agreed details shall be implemented and thereafter retained and maintained.

Reason: In the interests of highway and public safety and having due regard to policies CS8 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Prior to the occupation of any of the flats hereby approved, the cycle parking and bin store shown on the approved plans to serve the development hereby permitted shall be made fully available and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and waste management having due regard to policies DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Prior to the occupation of any of the flats hereby approved, details of the native hedgerow to be planted within the built development shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping works 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 final occupation of the development hereby permitted, whichever is the sooner. Any hedging 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 hedging 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 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 Above Ground

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.

- 13 Post Occupation

At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained 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.

**The meeting commenced at 5.00 pm and concluded at 6.27 pm**

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**Chairman**

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