ITEM NUMBER: 06.
APPLICATION NUMBER: 17/00101/FULL
APPLICANT: Mr Kevin Jones Tidebank UK Limited
DATE REGISTERED: 07.03.2017

ERECTION OF 3 NO. TWO-STOREY BUILDINGS (USE CLASS B1/B2/B8) WITH 54 NO. CAR PARKING SPACES (as amended by plans received 28.06.2017)
Daedalus Park - Site B (North) Lee On The Solent PO13 9FU

The Site and the proposal

1. The application site is the southern part of a larger open area of land immediately adjacent to the recently completed business park known as Daedalus Park. It is located within the former HMS Daedalus site in Lee-on-the-Solent. All the previous buildings and hardstanding on the site have been demolished and removed.

2. The site is within the Solent Enterprise Zone and is a regeneration area designated by Policy LP5 of the Gosport Borough Local Plan, 2011-2029 (Local Plan). The fully opened spine road across the Daedalus site, Daedalus Drive, permitted in February 2015, under reference 15/00009/FULL, gives direct access to the wider site along its northern boundary.

3. Unlike Phase 1 of Daedalus Park (application references 15/00247/FULL, 15/00547/VOC and 16/00408/VOC), this application falls within the area covered by the Outline permission for the Daedalus site (reference K17976), however, the application has been submitted as a Full application rather than a Reserved Matters application pursuant to the Outline.

4. The site benefits from a planning permission granted in March 2016 for employment uses (reference 16/00001/FULL) but that scheme was designed for a specific end user who has subsequently withdrawn from the scheme. The current proposal follows the principles established by Phase 1 and is speculative in nature.

5. To the north of the site, the remaining area of land forming the northern part of Phase 2 has a concurrent application (reference 17/00101/FULL) which comprises 3 buildings (to be known as Juno, Keppel and Invincible). Both applications taken together comprise Phase 2 and will share a central access road (Albion Road) from Daedalus Drive which also serves the 9000sqm of employment floorspace across 7 buildings which comprise Phase 1.

6. To the west of the application site is the new internal access road approved under reference 16/00441/DETS as the Phase 1 infrastructure works for the whole of the Daedalus site under the outline permission reference K17976. This road is in the early stages of construction and is scheduled to be completed by April 2018. There is no access proposed from the site onto this new road and therefore all vehicular and pedestrian traffic would be via Daedalus Drive creating a self-contained business park separate from the remainder of the Daedalus redevelopment proposals.

7. Beyond the new internal access road to the west of the application site is Overlord Hangar which forms part of a larger area of land allocated for employment uses. The Overlord building is currently vacant but the two large former hangars beyond it (Dunning and Swan) are occupied by marine engineering businesses.

8. Further to the south-east of the site are the houses in the modern Seacrest Gardens development and the original houses around the Milvil Corner area of Lee-on-the-Solent which back onto the eastern boundary of the HMS Daedalus site. The northern boundary of the Daedalus Conservation Area, designated in 1999 is approximately 90m to the south of the site. The former Daedalus Dining Rooms and Cookhouse, which is a single storey listed building to the south-west of the site is approximately 90m away from the site.

9. The proposals comprise 3 no. two storey buildings (to be known as Invincible, Juno and Keppel). Invincible is the largest of the 3 buildings and is located centrally within the overall Phase 2 site. It has the capability of being sub-divided so as to have two frontages and utilising parking within the southern phase (17/00100/FULL) the layout of which has been designed to accommodate this flexibility. However, for the purposes of this application it is wholly within the northern phase of development. Invincible measures 86m long x 24m deep x 8.04m high. Indicatively the building would accommodate 7 separate business units of 298sqm in floor area giving total a floor area of 2086sqm. However, there is the built in flexibility for this to be converted into a maximum total of 14 units each with 149sqm floor area. Juno is the smallest of the proposed buildings and is orientated to face towards to the new access road approved under reference 16/00441/DETS. Juno comprises two units each of 131sqm and measures 22.7m x 12.1m x 7.4m high. Keppel is the most prominent building being located on the southern side of Daedalus Drive and would be a natural continuation of the buildings recently completed on Phase 1. The building tapers to respond to the curve in the road and therefore provides a mix of unit sizes from 94sqm at its western end to 202sqm at its eastern end adjacent to Phase 1. There would be a total of 7 units within Keppel with a total floor area of 1184sqm.

10. The external appearance of the buildings continues the theme of the Phase 1 with use of mainly grey profiled cladding with some colour panels utilised to identify individual units. Other than rooflights and fire exits, all doors and windows on Invincible are located on the front elevation. Juno and Keppel have additional windows in their rear elevations serving the mezzanine level.

11. The site layout includes 55 parking spaces, a refuse store, HGV and Refuse Vehicle turning and parking area, and a dedicated loading and unloading area to the frontage of each unit. A landscaped belt is proposed along the western boundary which would be alongside the new internal access road (16/00441/DETS) and separated from it by a 0.75m high post and rail fence which runs around the western boundary to the corner of Keppel in the north-west corner of the site. Along the northern boundary with Daedalus Drive is a landscape strip similar to that provided on Phase 1.

12. The application is accompanied by a Transport Statement, Noise Assessment, contaminated land reports and a Design and Access statement.

13. Whilst being a distinct application from reference 17/00100/FULL for the southern area of Phase 2 of Daedalus Park, which should be considered on its own merits, both applications are inextricably linked and will form a comprehensive redevelopment of the site sharing an access from Daedalus Drive, the internal access road (Albion Road) and a HGV turning area.

Relevant Planning History

Phase 1 Daedalus Park

15/00009/FULL - construction of section of east-west road to include pedestrian and cycle pathways - permitted 26.02.15

15/00247/FULL - erection of 7no. two-storey buildings (B1/B2/B8 use) with associated car parking and landscaping - permitted 21.10.15

15/00547/VOC - variation of conditions 2 and 11 of planning permission 15/00247/FULL to amend approved site layout and soft landscaping scheme - permitted 29.01.16

DC04/010/16 - discharge of conditions 8 (materials) and 14 (archaeology) of 15/00547/VOC - variation of conditions 2 and 11 of planning permission 15/00247/FULL to amend approved site layout and soft landscaping scheme (as amended by letter dated 18.10.16) - permitted 21.10.16

DC04/025/16 - discharge of conditions 12 (contamination) and 13 (remediation strategy), of planning permission 15/00547/VOC (variation of conditions 2 and 11 of planning permission 15/00247/FULL to amend approved site layout and soft landscaping scheme (as amended by information received 09.11.15 and 17.11.15) (as amended by letter dated 18.10.16) - permitted 24.10.16

16/00408/VOC - variation of conditions 2, 8 and 9 of planning permission 15/00547/VOC to amend the external appearance (including additional windows, doors and substitution of materials) on buildings centaur, diligence, eagle and glorious; revised car parking layout to provide an additional 38 parking spaces and vehicular access to serve the adjacent development plot; revised landscape details to site frontage (as amended by plans received 20.10.16) - permitted 30.06.17

Phase 2 Daedalus Park

K17976- outline application with all matters reserved except for access - employment-led mixed use scheme including up to 69,992sqm of commercial floor space in new buildings and re-use of existing buildings (use classes B1, B2 and B8); up to 1,075sqm of retail (use classes A1, A2, A3 and/or A4); up to 200 residential units (use class C3); up to 32 units of care accommodation (use class C2); up to 1,839sqm of community uses (use class D1); up to 8,320sqm of hotel use (use class C1); up to 2,321sqm of leisure (use class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking; open space provision; landscaping; and associated works - permitted 28.01.16 (11/00282/OUT)

15/00009/FULL - construction of section of east-west road to include pedestrian and cycle pathways - permitted 26.02.15

16/00001/FULL - erection of 1 no. building (use class B1/B2/B8 use) with associated parking - permitted 07.03.16

16/00002/FULL - erection of 3 no. two-storey buildings (use class B1/B2/B8 use) with associated car parking - permitted 07.03.16

17/00223/DEMO - demolition of existing concrete slab and regrading of site to facilitate development of Site B - permitted 30.06.17

17/00100/FULL - erection of single storey building (use class B1/B2/B8) with 55 car parking spaces (as amended by plans received 04.05.17 and 28.06.17) - pending

Relevant Policies

Gosport Borough Local Plan, 2011 – 2029:

LP1
Sustainable Development
LP2
Infrastructure
LP3
Spatial Strategy
LP5
Daedalus
LP10
Design
LP16
Employment Land
LP23
Layout of Sites and Parking
LP46
Pollution Control

Supplementary Planning Documents:

Gosport Borough Council Daedalus: Supplementary Planning Document: September 2011
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014
Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Gosport Borough Council Policy Guidance Note: Securing Employment and Training Measures through planning obligations April 2012

National Planning Policy Framework (NPPF), March 2012

Consultations

BAA Safeguarding	No response received.
Civil Aviation Authority	No response received.
Defence Infrastructure Organisation	No objection.
Environment Agency (Hants & IOW)	No response received.
Natural England	No objection subject to appropriate mitigation being secured and a condition being imposed preventing the use of percussive piling or works with heavy machinery (plant resulting in a noise level exceeding 69dbAmax when measured at the nearest sensitive receptor) during the bird overwintering period (October to March inclusive).
Southern Water	The applicant needs to make a formal application to Southern Water to be able to connect into the public foul and surface water sewer. An informative should be placed on the decision stating this. It is the responsibility of the developer to make suitable provision for the disposal of surd=face water in accordance with Part H3 of the Building Regulations.
The Gosport Society	No response received.
Fareham LPA	No objection.
Hampshire Fire And Rescue Service	Fire access to the site is dealt with by Building Regulations and therefore comments made on the planning application are advisory rather than legal requirements. However, It is strongly recommended that consideration be given to the installation of Automatic Water Suppression Systems (AWSS).
HCC Ecology	The site is generally uninteresting ecologically. Ecological enhancement measures would be welcomed secured through a condition.

Environmental Health	Surveys should be undertaken across the site for the presence of contamination, radiation and UXO's prior to any ground intrusive works on the development being undertaken and any mitigation required as a result of those surveys being undertaken in accordance with a scheme of measures first agreed in writing with the Local Authority.
HCC Local Lead Flood Authority	Holding objection until the applicant demonstrates that adequate surface and foul drainage systems are in place and the systems have been designed for a 1 in 100 year flood event.
Economic Prosperity	In economic development terms these applications to bring forward the last phases of the Daedalus Park industrial employment scheme on the Solent Enterprise Zone are welcomed. The earlier phases are currently nearing completion with nearly all the units either already occupied, under offer, or reserved attracting both expanding Gosport businesses and those previously located outside of the town. Therefore it is helping to sustain and create new jobs in Gosport. It is also positive that a number of the occupiers are engineering and manufacturing related, including marine that are target employment sectors for the Solent Enterprise Zone. This development exceeds the threshold for employment and training plans under Policy LP17 i.e. an industrial development greater than 2,000sqm. Therefore as a minimum requirement we would expect an employment and training plan to be implemented for the Site B North part of the development. We note that for both applications it is stated that "the building occupiers will not require HGV access but do require occasional access to the unit loading bay doors" (para 14.1 Planning Application Design and Access Statement). Given that this is an industrial scheme we do believe that there will be occupier need for HGV accessibility for deliveries and this is currently being demonstrated at the Daedalus Park Site A development. In addition we also believe that the lack of HGV accessibility could deter some businesses from occupying the units. Therefore our preference would be that the scheme does enable HGV access so as not to limit its marketability and potential employment generation, particularly given

	that it is on the Solent Enterprise Zone.
Local Highway Authority	No objection subject to conditions requiring the parking and manoeuvring areas to be provided and a condition relating to contractors vehicles and compounds (part of a CEMP condition).

Response to Public Advertisement

Nil

Principal Issues

1. The key issues to consider are the principle of development, the design and layout, the impact upon the nearby Daedalus Conservation Area and Grade II listed Daedalus Dining Rooms and Cook House, access and parking provision, impact upon the amenity of neighbouring occupiers, land contamination, archaeology and ecology. The provision of appropriate drainage systems to serve the development is covered by Part H3 of the Building Regulations. However, in order to comply with Policies LP39 and LP45 of the Local Plan the Local Planning Authority must be satisfied that appropriate drainage can be achieved. New surface water and foul drainage infrastructure has recently been approved (under reference 16/00441/DETS) to serve the whole Daedalus site and individual developments will have the opportunity to connect into this. The infrastructure is currently being installed and expected to be completed by April 2018. The proposed surface and storm water from the site is shown to connect into the new drainage system below Daedalus Drive whilst the foul sewer connection shares that utilised by Phase 1 and is considered to satisfy Policy LP39 of the Local Plan.

2. The application site is located within an area designated as an Enterprise Zone and also a Regeneration Area by Policy LP5 of the Local Plan, which allocates 75,000sqm of B1, B2 and B8 floorspace to the wider Daedalus area. Extant permission also exists, under reference K17976, for up to 69,992sqm of B1, B2 and B8 floorspace which indicated that this part of the wider Daedalus site would principally be most appropriate for B2 and B8 development. Therefore, it is considered that the proposal is acceptable in principle in accordance with Policy LP5 of the Local Plan and the principles established by the approved Outline permission, reference K17976.

3. The proposed buildings are considered of an appropriate design, scale and layout to respect the setting of adjacent developments (both existing and pending consideration) whilst the simple but functional design will ensure that they are attractive for potential tenants. Planning conditions are proposed to secure the use of appropriate materials, external lighting and boundary treatments, in addition to securing the potential for a future pedestrian and cycle access to the south of the site (should future development take place), and restricting the outside storage of materials. On this basis the proposal is considered in accordance with Policy LP10 of the Local Plan.

4. As the proposal is for a large 'hangar' sized structures close to existing historic hangars (Dunning and Overlord) it is considered that the proposal would preserve the character and appearance of the nearby Daedalus Conservation Area. As the proposal is some distance to the north of the Grade II listed Daedalus Dining Rooms and Cook House and separated from it by the new road and potential future employment buildings, it is considered that there would not be an adverse impact upon the setting of the Grade II listed building. Therefore, the proposal is in accordance with Policies LP11 and LP12 of the Local Plan.

5. The application site will be accessed via the recently completed Daedalus Drive (approved under reference 15/00009/FULL). As the quantum of development proposed, and the infrastructure to support it, is being delivered by the wider Enterprise Zone it is considered that the proposed access to the site is acceptable subject to a planning condition to require the access from the spine road to the proposed unit to be provided prior to first occupation of any of the units within the building.

Improved space for the manoeuvring and parking of HGV's and other vehicles within the site is proposed. On this basis the proposal is considered in accordance with Policy LP23 of the Local Plan.

6. The proposal provides 54 parking spaces in total which is acceptable for the mix of B1, B2 and B8 being proposed. The spaces are designed to the standards used on Phase 1 which are smaller than the current SPD standards but work for a typical private car. A larger parking bay has been provided for Transit Van sized vehicles. The tracking for a 12m vehicle is also tight but the design of the loading and unloading bays to the front of the units allows for over-running and would enable vehicles of this size to navigate the site. On balance the proposed layout is considered to be workable and therefore acceptable. The proposal includes eight cycle spaces with scope to provide more should there be demand for more spaces. On this basis it is considered that the proposal would provide sufficient car and cycle parking and would be in accordance with Policy LP23 of the Local Plan and the Gosport Borough Parking SPD 2014.

7. The proposed uses have the potential to impact upon the amenity of the occupiers of neighbouring residential properties and future planned residential development with regard to noise. However, given that the land is allocated for mixed use employment development it is reasonable to expect that some noise will be generated. Therefore, being consistent with the approach taken on Phase 1 of Daedalus Park, subject to conditions to control the hours of use of noisy machinery within the proposed units it is considered that there would not be a harmful impact. There are no windows overlooking the adjacent residential development. On this basis it is considered that the proposal would be in accordance with Policies LP10 and LP46 of the Local Plan.

8. The application site is an area of known likely contamination. The recently approved demolition application (17/00223/DEMO) included survey work for contamination, unexploded ordnance and mitigation measures across this site and the northern section of Phase 2. The results of these reports are still being considered and therefore, notwithstanding the information that has been provided, the Council's Environmental Health Section advise that planning conditions be imposed. Should the assessment of those reports be completed in time a verbal update will be provided. On this basis it is considered that the proposal would be in accordance with Policy LP46 of the Local Plan.

9. The County Archaeologist has confirmed that as investigations on the adjacent site did not uncover any archaeological potential there is no requirement for further investigation on this site. On this basis it is considered that the proposal would be in accordance with Policy LP11 of the Local Plan.

10. The Hampshire County Council Ecologist has confirmed that the site is of negligible ecological value. However, to ensure that appropriate enhancements are secured a condition is proposed to secure the inclusion of bat and bird boxes and protection for any nesting birds on the site in accordance with Policy LP44 of the Local Plan.

11. There has historically been insufficient capacity within the local drainage network for foul sewerage and surface water run off run-off. The approval of the Phase 1 infrastructure works for the wider site (16/00441/DETS) which will be completed by April 2018 will address this problem. However as those works are not yet complete, a condition is proposed to ensure that there is capacity for the development to be adequately served prior to the occupation of the development.

12. The proposal will have a temporary impact upon the amenity of occupiers of the neighbouring residential development and other users of the wider Daedalus site during construction works. Therefore, a condition is recommended to secure the implementation of a Construction Management Plan and restrict the hours of construction activity.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. an employment and skills plan

Subject to the following condition(s):-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg nos. 15017 50 P1 Location Plan; 15017 52 P3 Site Plan; 15017 53 P3 Site Hard Landscaping Materials; 15017 56 P1 Invincible Building Elevations and Section; 15017 57 P1 Juno and Keppel Building Elevations and Sections; 15017 54 P1 Invincible Ground Floor and Roof Plan; 15017 55 P1 Juno and Keppel Ground Floor Plan and Roof Plan.
Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. The new internal access road, parking spaces, refuse store and cycle hoops shall all be provided in accordance within the details shown on drg no. 15011 52 P3 prior to any of the units within Invincible, Juno or Keppel being first occupied.
Reason - To ensure appropriate access, parking and manoeuvring facilities are provided to serve the development in accordance with Policy LP23 of the Gosport Borough Local Plan, 2011-2029.

4. The development, hereby permitted, must not be used for any use except those within Classes B1, B2 and B8 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.
Reason - To ensure that the development, hereby permitted, is only used for appropriate uses in accordance with Policy LP5 of the Gosport Borough Local Plan 2011-2029.

5. No noise produced by machinery located within the development, hereby permitted, shall exceed 5dB Leq90 above the ambient noise level (when measured at the boundary of the site) except for between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays.
Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

6. No external plant equipment (including ventilation and extraction equipment) shall be installed until details (including hours of operation and noise emission levels) have been submitted to and approved, in writing, by the Local Planning Authority. External plant equipment must be installed and maintained in accordance with the approved details.
Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

7. The development shall be undertaken in accordance with the external materials and surface materials set out on approved plans 15017 56 P1 Invincible Elevations; 57 P1 Juno and Keppel Elevations; and 15017 53 P3 Site hard-landscaping materials.
Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the emerging Gosport Borough Local Plan, 2011-2029.

8. Details of the soft landscaping scheme, including species and densities to be planted within the landscape strip along the western and northern boundaries of the site hereby approved (as shown on plan no. 15017 52 P3), shall be submitted to the Local Planning Authority for written approval prior to occupation of any of the units within the any of the buildings and then completed within the next planting season following first occupation of any of the units. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.
Reason - To safeguard the character of the area in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

9. No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.
Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

10. The development, hereby permitted, must be undertaken in accordance with the recommendations of the submitted ecological appraisal (Lindsay Carrington Ecological Services dated May 2015).
Reason - To safeguard protected and other species of recognised ecological value in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.

11. No development shall commence until:
(1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and
(2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and
(3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan, 2011-2029.

12. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how the unexpected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.
Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan, 2011-2029

13. The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 7 March 2017). The Dust management procedures to be incorporated into the construction phase of development shall be the subject of an additional document setting out a detailed strategy for dust management including positions, material composition and maximum heights of stockpiled material and monitoring measures to be put in place. Construction shall not commence until the dust management document has been agreed in writing by the Local Planning Authority, and construction shall be carried out in accordance with the agreed plan.
Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

14. The construction of the development, hereby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturday's.
Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

15. No materials (including pallets) shall be stored outside.
Reason - To safeguard the character of the surrounding area in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

16. There shall be no deliveries to the development, hereby permitted, except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 Saturdays and at no other time unless otherwise approved, in writing, by the Local Planning Authority.
Reason - To safeguard the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

17. No unit shall be occupied until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority.
Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Policy LP2 of the Gosport Borough Local Plan, 2011-2029.

18. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird over wintering period - October to March inclusive.
Reason- to mitigate against the potential adverse effects of the development on nearby protected sites in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.