

To:  
Mr Osborn  
Pro Vision  
The Lodge  
Highcroft Road  
Winchester  
SO22 5GU

For: Redrow Homes Ltd

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**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015  
Approval of Reserved Matters**

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**Application Number:** APP/21/00678

**Site Address:** Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

**Proposal:** Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works.

Further to your application received on 14 July 2021, which was valid from 20 July 2021, Havant Borough Council, as Local Planning Authority, Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission APP/19/00007 in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/19/00007 dated 5th October 2020.
- (ii) The following additional conditions:

**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

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Private Garden Areas Layout Drawing No. GAP.01 Rev G  
 Single Garage Floor Plans & Elevations Drawing No. GAR01.p Rev A  
 Twin Garage Floor Plans & Elevations Drawing No. GAR03.pe Rev A  
 Garden Cycle Store Floor Plans and Elevations Drawing No. GCS.01.pe Rev A  
 Garden Measurement Plan Drawing No. GMP.01 Rev E  
 Netdev Layout Drawing No. NETDEV.01 Rev F  
 Parking Allocation Layout Drawing No. PAL.01 Rev k  
 Refuse Collection Layout Drawing No. RL.01 Rev H  
 Sub Station Floor Plans and Elevations Drawing No. SS.01.pe Rev A  
 Landscape Masterplan Drawing No. 100 Rev Y  
 Site Entrance Drawing No. 105 Rev J  
 Hard Landscape Proposals Drawing No. 200 Rev L  
 Tree Pit Details Drawing No. 400  
 Site Entrance Street Elevation / Cross Section A:A Drawing No. 401 Rev B  
 Softworks Proposals Sheet 1 of 5 Drawing No. 501 Rev K  
 Softworks Proposals Sheet 2 of 5 Drawing No. 502 Rev L  
 Softworks Proposals Sheet 3 of 5 Drawing No. 503 Rev M  
 Softworks Proposals Sheet 4 of 5 Drawing No. 504 Rev C  
 Softworks Proposals Sheet 5 of 5 Drawing No. 505  
 Tree and Shrub palette Drawing Ref JSL3850\_501-505 Rev G  
 Tree Protection and Removal Plan Drawing No. 710 Rev D  
 Tree Protection and Removal Plan Drawing No. 711 Rev C  
 Drainage Layout Drawing No. 6383-MJA-SW-XX-DR-C-801 Rev PL9  
 Levels Layout Drawing No. 6383-MJA-SW-XX-DR-C-802 Rev PL12  
 Visibility Plan Drawing No. 6383-MJA-SW-XX-DR-C-803 Rev PL9  
 Flood Exceedance Plan Drawing No. 6383-MJA-SW-XX-DR-C-804 Rev PL5  
 Longitudinal Sections Sheet 1 Drawing No. 6383-MJA-SW-XX-DR-C-810 Rev PL3  
 Longitudinal Sections Sheet 2 Drawing No. 6383-MJA-SW-XX-DR-C-811 Rev PL3  
 Adoptable and Private Road Delineation Detail Drawing No.  
 6383-MJA-SWXXDR-C-820 Rev PL2  
 Attenuation Basin Cross Sections Drawing No. 6383-MJA-SW-XX-DR-C-825 Rev  
 PL2  
 Refuse Vehicle Tracking Drawing No. 6383-MJA-SW-XX-DR-C-850 Rev PL9  
 Fire Tender Tracking Drawing No. 6383-MJA-SW-XX-DR-C-851 Rev PL9  
 Large Family Car Tracking Drawing No. 6383-MJA-SW-XX-DR-C-852 Rev PL3  
 Highway Adoptions Plan Drawing No. 6383-MJA-SW-XX-DR-C-860 Rev PL9  
 Street Lighting Layout Drawing No. 6383-MJA-SW-XX-DR-C-861 Rev PL10

#### House Types:

House Type: Bromsgrove Elevations Drawing No. HT.BROM.e Rev D  
 House Type: Bromsgrove Floor Plans Drawing No. HT.BROM.p Rev D  
 House Type: Canterbury Elevations Drawing No. HT.CANT.e Rev C  
 House Type: Canterbury Floor Plans Drawing No. HT.CANT.p Rev C  
 House Type: Harrogate Elevations Drawing No. HT.HARR.e Rev B  
 House Type: Harrogate Floor Plans Drawing No. HT.HARR.p Rev B  
 House Type: Henley Elevations Drawing No. HT.HENL.e Rev C  
 House Type: Henley Floor Plans Drawing No. HT.HENL.p Rev C  
 House Type: Leamington Lifestyle Elevations Drawing No. HT.LEAMQ.e Rev D  
 House Type: Leamington Lifestyle Floor Plans Drawing No. HT.LEAMQ.p Rev D  
 House Type: Letchworth Elevations Drawing No. HT.LET.e Rev D  
 House Type: Letchworth Floor Plans Drawing No. HT.LET.p Rev D  
 House Type: Marlow Elevations – Render Option Drawing No. HT.MARO1.e Rev D  
 House Type: Marlow Elevations – Brick Option Drawing No. HT.MARO-2.e Rev D  
 House Type: Marlow Floor Plans Drawing No. HT.MARO.p Rev E  
 House Type: Oxford Elevations Drawing No. HT.OXF-1.e Rev C  
 House Type: Oxford Lifestyle Floor Plans Drawing No. HT.OXF-LS.p Rev C  
 House Type: Oxford Lifestyle Elevations-Option One (Brick) Drawing No.  
 HT.OXF-LS.e1 Rev C

House Type: Oxford Lifestyle Elevations-Option Two (Render) Drawing No. HT.OXF-LS.e2 Rev C  
 Sales Arena Layout Drawing No. 7424-SA-001 Rev F  
 House Type: Oxford CES G Series Elevations and Plan EG\_CES2\_DM.2 (Sales Unit – Customer Experience Suite)  
 House Type: Oxford Floor Plans Drawing No. HT.OXF.p Rev C  
 House Type: Shaftesbury Elevations Drawing No. HT.SHAF.e Rev A  
 House Type: Shaftesbury Floor Plans Drawing No. HT.SHAF.p Rev A  
 House Type: Shrewsbury – Option 1 Floor Plans & Elevations Drawing No. HT.SHREW-1.pe Rev A  
 House Type: Shrewsbury – Option 2 Floor Plans & Elevations Drawing No. HT.SHREW-2.pe Rev A  
 House Type: Stratford Elevations – Option 1 Drawing No. HT.STRA-1.e Rev C  
 House Type: Stratford Elevations – Option 2 Drawing No. HT.STRA-2.e Rev B  
 House Type: Stratford Floor Plans Drawing No. HT.STRA.p Rev D  
 House Type: Tavy Floor Plans & Elevations Drawing No. HT.TAV.pe Rev A  
 House Type: Windsor- Render Option Elevations Drawing No. HT.WINS-2e Rev C  
 House Type: Windsor- Brick Option Elevations Drawing No. HT.WINS-e1 Rev C  
 House Type: Windsor Floor Plans Elevations Drawing No. HT.WINS.p Rev D  
 House Type: Plots 26-28 – Housetype Dart Elevations Drawing No. P26-28.e Rev A  
 House Type: Plots 26-28 – Housetype Dart Floor Plans Drawing No. P26-28.p Rev A  
 House Type: Leadon and Tweed Plots 29-33 – Elevations Drawing No. P29-33.e Rev A  
 House Type: Leadon and Tweed Plots 29-33 – Ground Floor Plans Drawing No. P29-33.p Rev A  
 House Type: Tavy and Dart Plots 34-36 – Elevations Drawing No. P34-36.e Rev A  
 House Type: Tavy and Dart Plots 34-36 – Floor Plans Drawing No. P34-36.p Rev A  
 House Type: Spey and Tavy Plots 60-64 – Elevations Drawing No. P60-64.p Rev A  
 House Type: Spey and Tavy Plots 60-64 – Floor Plans Drawing No. P61-64.p Rev A  
 Received 14.12.22

## **Documents**

Tree Survey Report and Arboricultural Impact Assessment JSL3850\_770 D 25th August 2022  
 Accommodation Schedule Job No. REDR200818 Rev E (received 14th December 2022)  
 Garden Area Schedule with Measurements  
 Surface Water Drainage Statement Amc/21/0154/6368: Rev D  
 Design and Access Statement November 2021  
 Archaeological Evaluation Report – Trial Trenching on Land off Bartons Road, Havant, Hampshire Planning Ref: DC/19/01217/PLF Allen Archaeology Ltd July 2021  
 Specification for an Archaeological Evaluation by Trial Trenching: Land off Bartons Road, Havant, Hampshire Planning Ref: DC/19/01217/PLF Allen Archaeology Ltd 7th April 2021  
 Geo-Environmental Site Investigation Ref: BRD3818-OR2-C March 2021  
 Planning & Affordable Housing Statement May 2021  
 Preliminary Ecological Appraisal Version 1 16th April 2021  
 Covering Letter Redrow (Sales Area) dated 27th February 2023

**Reason:** - To ensure provision of a satisfactory development.

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

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

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

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

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

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

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

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

- 6 The condition of the existing watercourse, which will take surface water from the development site, shall be investigated before any connection is made. If necessary, improvement to its condition as 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 and shall thereafter be retained and maintained.

**Reason:** To ensure that cycle provision is provided to encourage non car based travel choices in the interests of sustainability and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking

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

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

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

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

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

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

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

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

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

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

**Other Important Information:**

Our Ref: APP/21/00678

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
  - Offering a pre-application advice service, and
  - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
  - You were updated about issues after the initial site visit.
- (8) This permission was granted subject to a Deed of Variation pursuant to Section 106A of the Town and Country Planning Act 1990 dated 27th June 2023, this varies the S106 Agreement dated 2nd October 2020 associated with planning permission APP/19/00007.
- (9) This permission relates to the Reserved Matters application only and does not relate to the Discharge of Conditions imposed on the Outline Planning Permission Ref: APP/19/00007.

Our Ref: APP/21/00678

*Alex Robinson*

Alex Robinson  
Executive Head of Place

30 June 2023

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL  
PLANNING AUTHORITY REFUSE PLANNING PERMISSION  
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

# **IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS**

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

**023 9244 6571**

# Southern Gas advisory note

## In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work  
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here  
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.