

To:
Mr M Wilkes
M2 Architecture
4 Queensgate
Queens Road
Fareham
PO160NW

For: Mr S Hawthorn

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

Application Number: APP/18/01262

Site Address: Southmere Farm, The Mallards, Havant

Proposal: Reserved matters application following outline Planning Permission
APP/18/00380 relating to appearance and landscaping.

Further to your application received on 05 December 2018 (which was valid from 18 December 2018) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters.**

This permission is subject to compliance with the following additional conditions:

Conditions:

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

Wildlife Protection and Habitat Enhancement Scheme D.V. Leach February 2019
Site Plan Drawing No. 200 Rev E
Plot 1 Plans and Elevations Drawing No. 201 Rev B
Plot 2 Plans and Elevations Drawing No. 202 Rev A
Plot 3 Plans and Elevations Drawing No. 203 Rev D
Garage Floor Plan and Elevations Drawing No. 204 Rev A
Bat Survey - Emergence and Re-Entry

Reason: - To ensure provision of a satisfactory development.

- 2 A written report detailing the implementation of the habitat enhancement measures for the Langstone Brook shall be submitted to the Local Planning Authority no later than three months after the commencement of development activities, unless otherwise agreed in writing by the Local Planning Authority. The report shall include evidence that the required sensitive landscaping actions have been carried out as described within landscape drawing 200 revision E (M2 Architecture, 6 February 2019) and the Wildlife Protection and Habitat Enhancement Scheme (David Leach,

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February 2019). The report shall include details (timescales, actions and responsibilities) of ongoing monitoring and maintenance of repaired habitats.

Reason: to protect and enhance biodiversity in accordance with the NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 The works to the bankside shall be carried out by competent contractors under the supervision of a suitably qualified ecologist and in full accordance with the details described within landscape drawing 200 revision E and the Wildlife Protection and Habitat Enhancement Scheme (David Leach, February 2019).

Reason: To ensure that the works are carried out to an appropriate standard to protect the sites ecological interests in accordance with the NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 as amended, prior to first occupation of the dwellings hereby permitted all the bathroom and en-suite windows for all the plots shall be fitted with, to a height of no less than 1.7m above finished floor level textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

Other Important Information:

- (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.
- (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,
 - Your application was acceptable as submitted and no further assistance was required.
- (8) The applicant is advised that the Environment Agency have provided the following advice:

Advice to Applicant

We would like to point out to the applicant that if *re-grading* is being carried out in accordance with the mitigation scheme, it is likely a Flood Risk Activity Permit will be required under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly known as a Flood Defence Consent.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit

or exemption to be obtained for any activities which will take place:

- ☐ on or within 8 metres of a main river (16 metres if tidal)
- ☐ on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- ☐ on or within 16 metres of a sea defence
- ☐ involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- ☐ in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the

earliest opportunity.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

19 July 2019