

Mrs Wootton
Exbury Homes Ltd
2a Osborne View Road
Fareham
PO14 3JN

For: Mr Turner
Guinness Developments Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/20/00160

Site Address: Land adjacent Woodcroft Primary School, Woodcroft Lane, Waterloooville, PO8 9QD

Proposal: Variation of Condition 10 of Planning Permission APP/19/00339 relating to omitting reference to the emergency linked access onto Eagle Avenue.

Further to your application received on 21 February 2020 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 Unless otherwise agreed in writing by the Local Planning authority the development shall be carried out in accordance with the reserved matters approved under APP/19/00281.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 2 The development shall not be first occupied until the replacement layby parking has been provided in accordance with details approved under reserved matters application APP/19/00339. The approved parking shall be retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

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

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- 3 The provision to be made within the site for contractors' vehicle parking and material storage compound during site clearance and construction of the development shall be in accordance with the details approved under application APP/00339 and as shown on-

LOCATION_PLAN-1167181 1002-DF
D1859AIAb Land adj Woodcroft School Dated 15.08.19
PROPOSED SITE PLAN 2001-DF-G
PROPOSED SITE SET UP PLAN 17053 - 2001 G

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/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The provision of foul and surface water drains and sewers to serve the same, and ancillary drainage works/plant (e.g. pumping stations) shall be in accordance with the details approved under APP/00339 and in accordance with the approved plans comprising:-

502728-SK3A - Proposed_Emergency_Access
FC2789 Woodcroft -plot 6-12 - tank. 1yr. Pdf
FC2789 Woodcroft -plot 6-12 - tank. 30yr. Pdf
FC2789 Woodcroft -plot 6-12 - tank. 30yr. Pdf
FC2789 Woodcroft -plot 6-12 - tank. 100yr. Pdf
EH Woodcroft FC2789.01A Ex Dr1
EH Woodcroft FC2789.02A Ex Dr2
EH Woodcroft FC2789.03A Ex Dr3
EH Woodcroft FC2789.04A Ex Dr4
EH Woodcroft FC2789.05D Ext Levels Sh1
EH Woodcroft FC2789.06D Ext Levels
EH Woodcroft FC2789.07B Prop Dr Overview
EH Woodcroft FC2789.08C Prop Dr1
EH Woodcroft FC2789.09C Prop Dr2
EH Woodcroft FC2789.10C Prop Dr3
EH Woodcroft FC2789.11C Prop Dr4
EH Woodcroft FC2789.12B Prop Dr5
EH Woodcroft FC2789.13C Prop Dr6
EH Woodcroft FC2789.14 SW Drained areas plan
EH Woodcroft FC2789.15 SW104.185 Agreement Plan Sh1
EH Woodcroft FC2789.16 SW104.185 Agreement Plan Sh2
EH Woodcroft FC2789.17A SW104.185 FWS Long Sec
EH Woodcroft FC2789.18A SW104.185 SWS Long Sec
EH Woodcroft FC2789.30 Adopted Drainage Det1
EH Woodcroft FC2789.31 Adopted Drainage Det2
EH Woodcroft FC2789.31 Private Drainage Det1

Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to commencement all trees and hedgerows that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' and such fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, fences or other means of enclosure at the road junctions shall be set back to the sight lines shown on the approved drawing and these visibility splays shall be kept free of obstruction.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The dwellings hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The development shall be constructed in accordance with the submitted Phase 1 Environmental Assessment dated August 2019 (reference CCL03230.CJ58) approved under reserved matters APP/19/00218.

Reason: In the interests of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The development shall be constructed in accordance with the submitted Arboricultural Impact Assessment dated 4th July 2019 (reference D1859AIAa) approved under reserved matters APP/19/00281.

Reason: To prevent damage to retained trees and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the

- 11 The footpath link to the west shall be completed to the written satisfaction of the Local Planning Authority in conjunction with the Highway Authority prior to completion of the Section 38 highway works.

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.

- 12 The development hereby permitted shall be constructed and completed in accordance with the following materials;
Bricks- Autumn Blend) and feature brick - Blue engineering brick
Feature cladding boarding cedar weather boarding Heather Moss and Boothbay blue
Roof tiles - Redland minstonewold Farmhouse red and Slate grey

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 The landscaping works shown on the approved Landscape Strategy Plan DD275L01J 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 trees or shrubs 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 trees or shrubs 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, shall comprise Pricketts Autumn Blend bricks and Close boarded 1.8m high fencing in accordance with the approved Landscape Strategy Plan DD275L01G approved under reserved matters APP/19/00281. The development hereby permitted shall be completed in accordance with the approved specification.

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

- 15 The surfacing of all open parts of the site proposed to be hardsurfaced shall comprise:-

Adopted highway and pavements – Black Terram
Private Roads and driveways – Block paving – Charcoal / Natural edgings
Slabs and private pathways – Marshall Saxon – Buff .

The development hereby permitted shall be completed in accordance with the

approved specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough.

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

WLW-BSL-ZZ-XX-DR-A-2001-DF-G PROPOSED SITE PLAN

WLW-BSL-ZZ-XX-DR-A-1002-DF LOCATION PLAN

DD275L01 Rev J LANDSCAPE STRATEGY PLAN

19-01 S-003 P2 OVERALL SITE PLAN

Reason: To ensure provision of a satisfactory development.

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 6571.
- (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/pes.
- (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 Plaza or by telephoning 023 9244 6015.
- (4) 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 sought and were provided with pre-application advice,

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Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

22 May 2020

TOWN AND COUNTRY PLANNING ACT 1990

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/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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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