

To:
Mr Moore
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

For: Drew Smith Homes

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

Application Number: APP/19/01166

Site Address: Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links).

Further to your application received on 27 November 2019, which was valid from 20 December 2019 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission APP/18/00244** 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/18/00244 dated 30 January 2019; and
- (ii) The following additional conditions:

Conditions:

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

Plans

Location Plan Drawing Number 001 Rev P01

Proposed Block Site Plan Drawing No. 003 Rev A08

Proposed Site Plan Drawing No. 0004 Rev A08

Proposed Site Sections A-A and B-B east – west Drawing Number 0015 Rev A02 (as amended)

Proposed Site Sections C-C, D-D and E-E south-north Drawing Number 0016 Rev

Our Ref: APP/19/01166

A02 (as amended)

Block A Proposed Floor Plans Flats 14-25 Drawing No. 0040 Rev A01

Block A Proposed Elevations Flats 14-25 Drawing No. 0041 Rev A03

Block A Proposed Elevations Flats 14-25 Drawing No. 0042 Rev A03

Block B Proposed Floor Plans Flats 76-95 Drawing Number 0050 Rev A01

Block B Proposed Elevations Flats 76-95 Drawing No. 0051 Rev A03

Block B Proposed Elevations Flats 76-95 Drawing No. 0052 Rev A03

Plots 1 and 4 Plans and Elevations Drawing No. 0121 Rev A03

Plots 2 and 3 Plans and Elevations Drawing No. 0123 Rev A01

Plots 6-8 and 11-13 Floor Plans and Elevations Drawing Number 0116 Rev A02

Plots 9-10 Floor Plans and Elevations Drawing Number 0117 Rev A03

Plots 26-27 and 28-29 Floor Plans and Elevations Drawing Number 0120 Rev A01

Plots 30-33 Floor Plans and Elevations Drawing Number 0119 Rev A02

Plots 34-37 Floor Plans and Elevations Drawing Number 0112 Rev A03

Plots 38-41 Inc 42 -45 Floor Plans and Elevations Drawing Number 0113 Rev A03

Plots 46-49 Floor Plans and Elevations Drawing Number 0122 Rev A01

Plots 50-53 & 54-57 Floor Plans and Elevations Drawing Number 0118 Rev A03

Plots 58-65 Floor Plans Drawing Number 0114 Rev A01

Plots 58-65 Elevations Drawing Number 0115 Rev A02

Plots 66-70 Floor Plans and Elevations Drawing Number 0111 Rev A03

Plots 71-75 Floor Plans and Elevations Drawing Number 0110 Rev A02

Elevation Materials (Typical) Drawing No. 0130 Rev A02

Elevation Materials Drawing No. 0131 Rev A02

Tenure Plan received 24th June 2020

Schedule of Accommodation Rev C 24th June 2020

Off Site Highway Proposals Sheet 1 of 2 Drawing No. 039.5018.101 Rev C

Off Site Highway Proposals Sheet 2 of 2 Drawing No. 039.5018.102 Rev C

Refuse Vehicle Tracking and Strategy Review Drawing No. 039.5018.001 Rev D

Fire Tender Tracking Review Drawing No. 039.5018.002 Rev D

Car Parking Tracking Review Drawing No. 039.5018.003 Rev D

Junction and Forward Visibility Splays Review Drawing No. 039.5018.004 Rev D

Private Lighting Layout Drawing No 100102.COLT.1300 Rev P03

Private Lighting Report J Lighting 27th May 2020 100102.COLT.003.C

Foul Water Strategy Layout Plan Drawing No. 19142-WFB-XX-XX-DR-C-0501 Rev P02

Surface Drainage Strategy Layout Plan Drawing No. 19142-WFB-XX-DR-X-0500 Rev P03

Site Levels Drawing No. 19142-WFB-XX-xx-DR-C-0600 Rev P04

Landscape Site Plan Drawing No. 1501 Rev PL02

Combined Hard & Soft General Landscape Arrangement Plan – Sheet 1 of 3 Drawing Number 1502 Rev PL02 (as amended in relation to open space area south-east part of the site)

Combined Hard & Soft General Landscape Arrangement Plan – Sheet 2 of 3 Drawing Number 1503 Rev PL02 (as amended in relation to open space area south-east part of the site)

Combined Hard & Soft General Landscape Arrangement Plan – Sheet 3 of 3 Drawing Number 1504 Rev PL02 (as amended in relation to open space area south-east part of the site)

Landscape Management Plan Drawing No. 7001 Rev PL03

Tree Protection Plan Drawing Number TPP-KC/COLTS/001 Rev 0

Documents

Planning Design and Access Statement November 2019 (as amended)

Landscape Design & Access Statement Report No. D2763-FAB-00-XX-DR-L-0010 Rev PL02

Electrical and Schedules Drawing No. 100102.COLT.1400 Rev P03

Design Parameters Lighting J Lighting Project No. 100102.B

Ecological Mitigation & Enhancement Strategy Ecosupport April 2020

Landscape CDM Risk Register Document Number D2763-FAB-00-XX-RR-L-0001

Rev PL02

Landscape Maintenance & Management Specification April 2020

D2763_FAB_00_XX_SP_L_07000 Rev PL03

Arboricultural Impact Assessment and Method Statement Technical Arboriculture Ref

AIA/AMS-KC/DS/COLTS/001 Rev A April 2020

Affordable Housing Statement Revision C – June 2020

Flood Risk Assessment Addendum WFBA Document Ref:

19142-WFB-YY-XX-RO-C-0001 dated 19th December 2019

Drainage Strategy Statement WFBA Report Number COLTINTDS001 dated 19th November 2019

Marketing Letter re Employment Land Savills dated 9th September 2019

Reserved Matters Transport Assessment and Appendices November 2019 Rev 2 dated 11th November 2019

Reason: - To ensure provision of a satisfactory development.

PRIOR TO COMMENCEMENT

- 2 Prior to commencement of development, the applicant shall enter into a Highways agreement for the site access works onto Martin Road. Prior to occupation of the development, the applicant shall implement the access works as detailed in drawing number 039.5018.101 Rev C.

Reason: To provide appropriate vehicular access to the development having due regard to policies CS20 and DM11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 3 Prior to the commencement of development a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Addendum, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
- a) The condition of the monsoon drain within the application site, which shall be investigated and any required improvement carried out. Evidence of this, including photographs shall be submitted before any connection is made.
 - b) Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
 - c) A maintenance and management plan for the entire surface water drainage system, including a plan illustrating the organisation responsible for each element, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood 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.

NO ABOVE GROUND DEVELOPMENT

- 4 Notwithstanding the submitted details no above ground development shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of 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.

- 5 No above ground construction works shall take place until plans and particulars specifying the provision to be made for external lighting of the same 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.
Reason: To safeguard the amenities of the locality, in the interests of traffic safety and ecology and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding the submitted details no above ground works shall be commenced unless and until consolidated details of soft landscaping for the site including planting schedules, species and numbers / density of planting have been submitted to and approved in writing by the Local Planning Authority. The details shall also include planting proposals to the south of plot 66 and within the public open space area to the south-east of the site.
The approved landscaping works shall be carried out in accordance with any approved any timing / phasing arrangements 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO OCCUPATION

- 8 Notwithstanding the submitted details the residential development hereby permitted shall not be occupied unless and until the following features aimed at improving security and safety and reducing anti-social behaviour have been provided:
- All rear access gates to residential properties shall be fitted with key operated locks which operate from both sides of the gate;
 - Secure access gates shall be fitted at the start of each communal rear access path. These gates shall be visually permeable (for example a railing gate) and at least 1.8m high fitted with key operated locks from both sides of the gate;
 - Within the public realm visitor cycle parking shall be provided with cycle stands with secured by design accreditation;
 - Details of secure boundary treatment to the southern boundary of plot 34 in accordance with details to be submitted in relation to Condition 14.

Reason: To provide for the safety and security of residents and visitors having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011, The Crime and Disorder Act 1998 (as amended) and the National Planning Policy Framework.

- 9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Block B (plots 76-95) hereby permitted the balconies in the first, second and third floors on the elevation facing west, serving flats 6, 11 and 16 shall be fitted with, to a height of no less than 1.7m above finished floor level, a balcony screen from the south west corner of the balcony and projecting to half the width of the balcony in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained in accordance with the approved details as such thereafter.

Reason: In the interests of the amenities of the future occupiers of plots 71 and 72 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The unallocated parking for the flats and houses shall at no time be marked or individually allocated to a particular flat or house but shall be available for all residents of the flats and houses.

Reason: To ensure appropriate car parking is available to residents of the development and having due regard to policy DM13 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Block B (plots 76-95) hereby permitted the living/kitchen/dining room windows in the first, second and third floors on the elevation facing west flats 6, 11 and 16 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 future occupiers of plots 71 and 72 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development hereby permitted shall not be brought into use unless and until details of cycle storage are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport options and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Parking Standards SPD 2016 (as amended) and the National Planning Policy Framework.

- 13 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be provided in a phased manner in accordance with a Phasing Plan to be submitted to and approved in writing by the Local Planning Authority and shall be made fully available for use prior to the occupation of each related phase 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.

- 14 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
- Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

COMPLIANCE CONDITIONS

- 15 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement (Technical Arboriculture) AIA/AMS-KC/DS/COLTS/001 Rev A April 2020 and Tree Protection Plan hereby approved unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** To ensure the protection of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Mitigation & Enhancement Strategy (EcoSupport, April 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be installed, managed and monitored in accordance with this document and shall be retained in a location and condition suited to their intended purpose.
- Reason:** To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (8) The applicant is advised of the consultation comments from Hampshire Fire and Rescue which can be viewed on the Councils Website at https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247255
- (9) The applicant is advised that Hampshire County Council as Local Lead Flood Authority recommend that the applicant is directed to their website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.
- (10) The Applicant is advised that Southern Water have commented that:
An application to communicate with the public foul sewerage system under Section 106 will be required to be submitted and approved by Southern Water Services.
- (11) The applicant is advised that the outstanding conditions from Outline Planning Permission APP/18/00244 remain extant and must be discharged or complied with as appropriate.
- (12) The applicant is advised that outline conditions in relation to Contamination remain extant and you are advised that the information submitted in relation to this application has not been approved at this stage.
- (13) The Applicant is advised that the Discharge of Conditions requested in relation to Conditions 5, 15 and 16 will be addressed under the Outline Planning Permission

Our Ref: APP/19/01166

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

24 June 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

Our Ref: APP/19/01166

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.](#)

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