
Site Address:	Land South of Eastleigh House & Helmsley House, Bartons Road, Havant		
Proposal:	Formation of access road from Bartons Road to residential development site.		
Application No:	APP/18/00565	Expiry Date:	27/07/2018
Applicant:	Bellway Homes (Wessex) Limited		
Agent:	Mr Henderson	Case Officer:	David Eaves
	Savills		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies to the south of Bartons Road and to the east and part south of Helmsley House on the edge of Havant.

2 Planning History

APP/15/01435 - Outline application for residential development (175 dwellings) with associated infrastructure., PERM,01/12/2016

APP/18/00453 - Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features., PERM,14/12/2018

3 Proposal

Formation of access road from Bartons Road to residential development site.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)

CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

Further Comments:

Providing the Tree Report and Tree Protection Plan submitted as part of the application is conditioned and adhered to I have no objection to the proposal.

Initial Response:

I have no objection subject to works being undertaken strictly in accordance with the submitted Arboricultural Method Statement referenced BELL21747ams dated 2nd May 2018 and the Tree Protection Plan referenced BELL21747-03 dated May 2018.

Building Control, Havant Borough Council

Unable to confirm compliance with Approved Document B5 (Fire Authority Access) has been complied with. This will form part of Building Regulation application.

Community Infrastructure HBC

This application should be considered in conjunction with APP/18/00453; as they both have the same red line. Currently if this application is granted permission and is implemented, it would also trigger commencement and the issue of a Demand Notice for CIL monies due on APP/18/00453 unless phasing has been agreed.

Officer Comment: It is understood that discussions in relation to phasing have been taking place with the Community Infrastructure Officer

County Archaeologist

Thank you for your recent consultation. I can confirm that the archaeological fieldwork associated with this site has been completed (although post excavation reporting is still underway). I would not raise any archaeological issues in relation to this access road application.

County Ecologist

The proposed road layout will pass through habitats of limited ecological value. Although a site-wide ecological mitigation strategy (the Ecology Co-op, May 2018) has been submitted, this does not explicitly address the current access road application. From my reading of this document, as well as others, it is my understanding that the ecologists have installed reptile fencing alongside the proposed route in accordance with the mitigation strategy. This is acceptable and works should continue in accordance with the ecologist's recommendations.

Developer Services, Southern Water
Final Comments

Southern Water would accept surface water runoff from Phase 1 only (including formation of access road) of the above development at peak flow no greater than 6.5 l/s to be discharged to the public surface water system at manhole reference SU73072250. The restricted discharge of surface water shall be secured by the use of flow control device. An approval for connection of Phase 1 drainage to the public surface water sewer shall be obtained under Section 106 of the Water Industry Act.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards and Southern Water requirements will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Officer Comment: Southern Water have been contacted by the planning case officer in relation to an informative to advise of the need for this application which is outside the planning application process and does not prevent the issuing of a decision.

It has also been confirmed that the surface water sewer crossing the site is a private sewer. An informative in relation to the need to take account of this drainage apparatus is also to be included.

Further Comments

The comments in our response dated on 02/07/2018 remain unchanged and valid.

In order to confirm the acceptability of the submitted drainage layouts, any proposals for diversion of public sewers shall be agreed and approved by Southern Water under Section 185 of the Water Industry Act.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul sewerage and surface water network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Comments of 2nd July 2018

Please find attached a plan of the Southern Water sewer records showing the approximate position of a public critical surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant.

Please note:

1. The 375 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer
3. No new soakaways or other water retaining or conveying features should be located within 5m of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Any impact of any works within highway / access road on public apparatus needs to be assessed and approved under NRSWA enquiry, in consultation with Southern Water, in order to protect public apparatus.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

Due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove , Otterbourne, Hampshire S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk".

Development Engineer - Highways

Further Comments:

The Highway Authority is pleased that the road into estate is to be offered for adoption and this will facilitate the future realignment of the road to accord with the Southleigh master plan shown in the 2036 Local Plan. However to achieve this aim I suggest that either a Section 106 Agreement is entered into or the land between the road and the eastern boundary is offered by means of a Section 38 Adoption Agreement.

Officer Comment:

These matters cannot be reasonably attached at this stage in relation to the current access application.

The County will also be commenting on this application but I suggest that all the legally Agreements already agreed for this site should be repeated on this application.

Officer Comment:

The relevant clauses relating to this stand alone permission are being secured via a bespoke S106 Agreement, the wider residential development secures other matters that were relevant at the time of the outline planning permission.

In terms of layout I would like a meeting with the developer to discuss details of the proposed cycle route and the provision of extra cycle/footway links to the southern boundary.

Officer Comment:

These matters have been secured through the Outline/Reserved Matters application for the wider residential development.

Original Comments:

The application form states the following pre-application advice

The acceptability of this proposed means of access was established when outline planning permission was granted for 175 dwellings on the land to the south (planning application ref. APP/15/01435)

I do not understand the relationship of this development with the existing permission.

Engineering/Drainage

No comments received

Environment Agency

No comments received

Environmental Health**Final Comments:**

As per your e-mail of 21 January 2019 18:27 to Robin Henderson @ Savilles where-in you included my previous request for additions to the CMS, I note these have now been added, and as such I am satisfied this can now proceed for the access road.

Environmental Health have provided the following comments:

I am happy with the revised additional comments related to the proposed dust control measures on the CMP.

"This plan will include for a suitable and adequate water supply being available at the site prior to works commencing."

Now addressed under The Site & Main Activities

"It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times."

Now addressed under Mitigation Measures & Procedures (including Emergency Procedures)

Original Comments

I have perused the documentation provided and can advise that the Construction Method Statement submitted under Condition 5 of the outline approval APP/15/01435 is deficient especially in relation to the proposed methods of dust control. I will take it as read that this CMS relates not only to the above but also to APP/18/00453 (Phase 2) & this application APP/18/00565 (phase 1)

I would therefore ask that if the Planning Authority is minded to approve this application, that the following condition is added to any decision notice, unless in the interim a revised Construction method statement or a Construction Environmental Management Plan is submitted for approval:

Condition 1 - Dust Control:

It is hereby required that a revised CMS and / or Construction Environmental Management Plan which includes comprehensive provisions for the control of dust on the above sites i.e. the housing development site for 175 houses & the road access from Bartons Road site, is submitted to the Local Planning Authority for approval prior to any groundworks or building / construction works commencing on these sites. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This plan will include for a suitable and adequate water supply being available at the site prior to works commencing.

Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.

Any Construction Environmental Management Plan - Dust control, agreed in writing by the Local Planning Authority shall be adhered to at all times.

Reason: To protect the occupants of all nearby residential receptors from dust pollution.

External lighting:

Furthermore, I note that there is already a condition in place related to an external lighting plan being approved, to prevent any light pollution to nearby residential receptors, and should cover both of these phases (condition 18 of APP/15/01435)

The submitted CMS refers to:

1.0 c) Arrangement for deliveries: 'The proposed hours for construction work ...Holiday' is acceptable to this office

1.0 d) Wheel washing and road cleaning: Acceptable to this office

1.0 g) Control over dust, noise and vibration:

Dust: not acceptable in current format - see above condition

Noise: acceptable to this office

Vibration: acceptable to this office

1.0 h) Storage, collection and disposal of rubbish:

Disposal: Notation on the CMS that no bonfires will be allowed on site at any time or alternatively an Informative be added to any positive decision notice:

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Hampshire Fire & Rescue

I confirm that Hampshire Fire and Rescue Service (HFRS) has received your application, dated 01 August 2018. The inspector named above has considered the information provided and has made the following comments:

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the building regulations application at a later stage). Access roads **to** the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High-reach Appliances

High reach appliances currently operated by the HFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for fire fighting may be necessary. You should contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.

Fire-fighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Timber-framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from:

<http://www.tff.co.uk/Document/Default.aspx?DocumentUid=E588E0CB-0873-4038-BF4A-B8F83681CB7F>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2)

Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the Fire Protection Association

(www.thefpa.co.uk)

and from the Construction Industry Press

([Publications for Construction Professionals and Builders | CIP Books](#))

Officer Comment:

An informative is recommended in relation to these comments.

Hampshire Highways

Final Comments:

I am content with the plan. The details for the s171 works however are not as we have outlined to Bellway. Whether this is fundamental to you granting approval or not is up to you. I would be happy with an informative outlining that any details regarding access across the highway is to be agreed and approved by HCC through the S171/S184 process.

Officer Comment: An informative to that effect is recommended.

Original Comments:

Thank you for consultation on the above planning application. The application seeks approval for the formation of an access road from the Bartons Road site, which has received outline planning permission under planning reference APP/15/01435. The proposed development is currently subject to a reserved matters application under reference APP/18/00453.

As part of the outline permission for this site, the vehicular access location was approved in principle, subject to the applicant entering into a S278 agreement with the highway authority to carry out the works. The standalone planning application, which is the subject of this response, seeks separate planning permission to construct the internal access road up until the point of the S278 works, ahead of the agreement of the reserved matters application. It is understood that the applicant has submitted the additional planning application to progress development of the initial phase of the site, whilst the reserved matters progresses, and to avoid the delays created by poor weather.

It is noted that drawing number C85850-D105 has been submitted, detailing the extent of the S38 works required to construct the internal access road. Prior to construction of the access road, a S38 submission will need to be made and a signed S38 agreement in place before any works can be carried out, given that Phase 1 works are proposed to be offered for adoption to the highway authority.

As part of outline application APP/15/01435 the site access works were principally approved in drawing number 14-018-002 Rev H and obligated to be implemented prior to commencement. These works are not included within this application. Details of how access is to be achieved to the land must be provided prior to any approval being given through the provision of a Construction Traffic Management Plan.

Whilst a separate planning application for the internal network could be considered acceptable by the Highway Authority it should be noted that no permanent access onto the highway should be sought through a separate application which is not in relation to development. Additional permanent accesses which serve no permanent dwelling, property or business provide no highway benefit and therefore should not be permitted in isolation.

Recommendation

Additional information is sought from the applicant regarding construction access to the site before a recommendation can be made. I trust the above is clear, but should you wish to discuss any of the above further, please contact Chris Hirst on the number above.

Landscape Team, Havant Borough Council

From a landscape perspective we have the following comments:

- The rationale to locate the native hedgerow adjacent to the footway is unclear, we would want to see the hedgerow form a continuous line along the eastern boundary.
- At present the proposed tree species *Malus sylvestris* and *Crataegus laevigata* are small species and are deemed not acceptable, we want to see a greater emphasis on larger UK native legacy trees such as *Quercus robur*.

- The soft landscape proposals plan does not show the whole extents of the access road that is included within the section 38 boundary. We require details for the whole of the proposed access road to be able to comment on the proposals.

Officer Comment: The landscaping scheme is now as approved for the wider site development and a condition is recommended to ensure that the planting takes place and is maintained. The S106 ensures ongoing management.

Local Lead Flood Authority HCC

As this application relates to a site which is less than 1 hectare in size, there is no need for us to comment on it at this time. However, please direct the applicant to our website <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> for further information on recommended surface water drainage techniques.

Also, please note that if the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found here <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

Natural England Government Team

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England has not assessed the application and associated documents for impacts on protected species and habitats and recommends that your authority seeks the approval of the submitted Biodiversity Mitigation and Enhancement Plan (BMEP) by a Hampshire County Council (HCC) ecologist.

Provided the implementation of an HCC approved BMEP is secured by any permission then your authority may be satisfied that it will have met its duties relating to conserving biodiversity under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. In the event that a BMEP cannot be agreed with the applicant then Natural England should be re-consulted on the proposals so that we can reconsider our advice.

It is also noted that a Construction Environment Management Plan has been submitted as part of this application for approval. We advise that the steps and procedures set out in the approved CEMP are implemented with any planning permission and adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Officer Comment: This is a stand alone consent for an access road only and mitigation has been separately been secured for the residential development which it will serve.

Planning Policy

On the basis that this is identical to the access already permitted through the outline application, Planning Policy has no comments to make.

Portsmouth Water Company

No comments received

Public Spaces

No comments received

Southern Electric

No comments received

Southern Gas Networks - stage 2 consultation

No comments received

Traffic Management

The Traffic Management Team have no adverse comment to make on this application.

Waste Services Manager

Can we please ensure that the service road is of a suitable standard to accommodate a 26 tonne refuse vehicle including turning circle of 20 meters which is required for the purposes of waste collection as part of this planning application.

Officer Comment:

A condition is recommended to ensure that the road is built to adoptable standards.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 1

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway matters
- (v) Drainage and infrastructure
- (vi) Ecology
- (vii) S106 requirements

(i) Principle of development

The site lies within the built up area and forms part of a wider development site allocated in the Havant Borough Local Plan (Allocations) 2014 for residential development. The wider site including the current area has been granted outline planning permission ref: APP/15/01435 on the 1st December 2016. Reserved Matters consent ref: APP/18/00453 was granted consent on 14th December 2018.

The planning history establishes the road development across the current site. It is understood that the developers are seeking a separate consent for the road access so that this work can be carried out in advance of the discharge of pre-commencement conditions applied to the outline application together with clauses within the original S106 Agreement.

(ii) Impact upon the character and appearance of the area

With regard to the impact on the character and appearance of the area this has again been considered at the outline and reserved matters stages.

The access has resulted in the removal of a section of hedging to the Bartons Road frontage. Land slopes away to the south. There would be views afforded along the road from a position in front of the access, however, additional landscaping to the eastern boundary including tree planting and bunds would restrict views from the east across the landscape. Trees within Helmsley House form a substantial western boundary. The access point to the development was always to be formed from Bartons Road and it is considered that the current proposal would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The road would run alongside the boundary with Helmsley House with a cottage set closest. The route of the road and its use has previously been established and it is considered that given the positioning of the closest properties being set off the boundary with intervening trees there would be a limited and acceptable impact on residential amenities resulting from the use of the access.

(iv) Highway matters

The principal of the road access point has been previously established. At this stage the Highway Authority is not in a position to agree the details of the final junction to Bartons Road which would be via the S278 requirements of the S106 agreement associated with the outline planning permission APP/15/01435.

As a stand alone application for this section of the road only HCC Highways have advised that a S171 S184 licence application would be required and an informative is recommended to secure this. This process does not prevent the issuing of a planning decision in relation to the current application.

The application has been amended to exclude the highway land to the Bartons Road frontage and a dropped kerb shown. It is considered that this arrangement is acceptable for the construction phase of the road and this stand alone permission only.

The road itself is understood to be being offered for adoption and a condition is recommended to ensure that it is built to adoptable standards.

(v) Drainage and infrastructure

In relation to drainage the scheme shows the surface water drainage. The proposal is for drainage from the road to be connected to a surface water sewer linking via a new surface water sewer into an existing system in Southleigh Road. The run off into the sewer would be attenuated by on site holding tanks.

This drainage scheme has been considered by Southern Water who have advised that there is capacity at the proposed connection point to accommodate the flow from this phase of development. Connection will require a separate consent from Southern Water, however this does not prevent a decision in relation to the planning application. It is noted that an existing sewer crosses the site. This is now understood to be a private sewer and an informative is recommended to ensure that the developer takes this feature into account.

(vi) Ecology

The ecological impacts of the proposed road have been considered by the Councils Ecologist who has concluded that the road passes through habitats of limited ecological value. Works will be required to continue in accordance with the ecologists recommendations and a condition is recommended to ensure that this is the case.

(v) S106 requirements

An associated S106 Agreement has been secured with this application. This ensures that the stand alone consent secures the following in relation to the land:

Management Company and Management Plan - Common parts

SuDs - Bond / Cash Deposit

Not to permanently obstruct nor prevent vehicular access to the land to the immediate west of the Development being land at Helmsley House

Proposal for boundary of the land with Helmsley House

8 Conclusion

In conclusion, the proposed road is considered to be acceptable in principle and would have a limited and acceptable impact on the character and appearance of the area. The impact on residential amenity is considered acceptable and subject to separate agreement by HCC Highways the access proposals for the construction of the road are considered appropriate.

The drainage proposals relate to surface water drainage and would utilise a new surface water sewer to link to an existing drainage network. Southern Water have advised that there is capacity for this phase of development at the proposed linkage point and drainage is therefore considered acceptable. Ecological requirements are addressed by condition.

Finally appropriate provisions in relation to management and maintenance of common parts SuDs requirements and future access to Helmsley House are secured by the S106 Agreement.

Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00565 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Drawing Number S01 Rev A
Access Road Layout Drawing Number P01 Rev A
Construction Method Statement Phase 1 - Access Works
Construction Traffic Management Plan Drawing Number CTMP-001 Rev A

Landscape Proposals Drawing Number BELL21747 11F Sheet 3
Landscape Plan Drawing Number BELL21747 11F Sheet 4
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 3

Tree Protection Plan Drawing Number BELL21747-03 Sheet 1 of 2
Arboricultural Tree Report Tree Survey and Constraints Advice dated 2nd May 2018 Ref: BELL21747tr
Arboricultural Method Statement dated 2nd May 2018 Ref: BELL21747ams
Soft Landscape Specification April 2018 Ref: BELL21747 spec DR

S38 Adoptable Road Layout Drawing Number C85850-D100 (in relation to current application site only)
S38 Road Finishes Drawing Number C85850-D105 (in relation to current application site only)
Vehicle Tracking Drawing number C85850-D114 (in relation to current application site only)

Adoptable Drainage Layout Drawing Number C85850-D101 rev G
S104 Surface Water Outfall Route Drawing Number C85850-D124
S104 Surface Water Outfall Route Longitudinal Section Drawing Number C85850-D125

Phase 1 Flood Route Plan Drawing Number C85850-D112 (in relation to current application site only and for flood route purposes only)

The Ecology Co-op Updated Mitigation statement and Habitat Creation and Management Plan dated 4th May 2018

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Method Statement referenced BELL21747ams dated 2nd May 2018 and the Tree Protection Plan referenced BELL21747-03 dated May 2018.

Reason: To protect existing trees and other vegetation in the interests of the character and appearance of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the Ecology Co-op Updated Mitigation Statement and Habitat Creation and Management Plan dated May 2018.

Reason: To ensure that the ecological interests of the site are protected and impacts mitigated having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

- 5 The access road hereby permitted shall be designed and constructed to adoptable standards.

Reason: To ensure that the access road provides suitable and acceptable access to the residential development site beyond having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 6 The access hereby approved shall not be used to access occupied residential properties until details of external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting details shall in particular address the following matters:

- light fitting specifications;
- layout plans that are sufficiently coordinated with tree planting and other layout infrastructure;
- Lux level plots are required to demonstrate the fittings are capable of achieving appropriate standards, without potential for excess light pollution or nuisance overspill;
- Proximity of the open countryside and need to avoid light spill from the site.

The development shall thereafter be carried out and maintained in accordance with the approved scheme.

Reason: To ensure that the proposal avoids unnecessary light pollution whilst providing appropriate lighting for the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The landscaping works shown on the approved plans Landscape Proposals Drawing Number BELL21747 11F Sheets 3 and 4 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 residential development that the access serves, 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.

- 8 The access road shall not be brought into use to serve the associated residential development unless and until the surface water drainage scheme has been completed in accordance with the details hereby approved.

Reason: To ensure that the road is adequately drained having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.