



Havant
BOROUGH COUNCIL

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Mr Henderson
Savills
2 Charlotte Place
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SO14 0TB

For: Bellway Homes (Wessex) Limited

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

Application Number: APP/18/00565

Site Address: Land South of Eastleigh House & Helmsley House, Bartons Road, Havant

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

Further to your application received on 01 June 2018 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 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

Our Ref: APP/18/00565

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.

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/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 Planning and Development 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 were updated about issues after the initial site visit.

- (5) 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.

- (6) The applicants attention is drawn to the contents of the letter received from Hampshire Fire and Rescue Service dated 6th August that can be viewed on the Councils Website at the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243730

- (7) The applicant is advised that no access to the site shall be taken from Bartons Road unless and until details regarding access across the highway land are agreed and approved by Hampshire County Council through the S171/S184 process and those works have been implemented as approved.

- (8) It is understood that a surface water sewer crosses the site and this is likely to be a private drainage system. The applicant is advised of the need to take this feature into account in the construction of the access road hereby approved in order to protect this drainage infrastructure.

- (9) The applicant is advised of the following comments from Southern Water in relation to surface water drainage and connection to the public sewer:

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.

- (10) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 28th January 2019 which requires:

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

Simon Jenkins

Simon Jenkins

Interim Director of Regeneration and Place

31 January 2019