



Havant
BOROUGH COUNCIL

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To:
Mr Henderson
Savills
2 Charlotte Place
Southampton
SO14 0TB

For: Bellway Homes (Wessex) Limited

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

Application Number: APP/18/00453

Site Address: Land South of Bartons Road, Havant

Proposal: 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.

Further to your application received on 07 May 2018, which was valid from 09 July 2018 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission APP/15/01435** 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/15/01435 dated 01/12/2016
- (ii) The plans and other documents submitted with your application, (as amended)
- (iii) The following additional conditions:

Conditions:

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

Plans

Location Plan S101 Rev A
Coloured Site Layout 17300 / C101C
Site Layout Ground Floor Level Drawing Number P101 Rev J
Site Layout Roof Level Drawing Number P102 Rev J
Building Materials Layout Drawing Number P103 Rev D
Boundary Materials Layout Drawing Number P104 Rev G
Surface Materials Layout Drawing Number P105 Rev D
Tenure Layout Drawing Number P106 Rev E

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Refuse Strategy Layout Drawing Number P107 Rev D
Landscape Proposals Drawing Number BELL21747 11F Sheet 1
Landscape Proposals Drawing Number BELL21747 11F Sheet 2
Landscape Proposals Drawing Number BELL21747 11F Sheet 3
Landscape Proposals Drawing Number BELL21747 11F Sheet 4
Landscape Proposals Drawing Number BELL21747 11F Sheet 5
Landscape Proposals Drawing Number BELL21747 11F Sheet 6
Landscape Proposals Drawing Number BELL21747 11F Sheet 7
Landscape Proposals Drawing Number BELL21747 11F Sheet 8
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 1
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 2
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 3
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 4
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 5
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 6
Landscape Proposals Drawing Number BELL21747 20
Acacia Plans Drawing Number P108
Acacia Elevations Drawing Number P109
Acacia Elevations Green Lane Drawing Number P110
Ash Plans Drawing Number P111
Ash Elevations Drawing Number P112
Ash Terrace Plans Drawing Number P113
Ash Terrace Elevations Drawing Number P114
Aspen Plans Drawing Number P115
Aspen Elevations Drawing Number P116
Aspen Green Lane Elevations Drawing Number P117
Azalea Plans Drawing Number P118
Azalea Roof Plan Drawing Number P119
Azalea Roof Plan Heritage Drawing Number P120
Azalea Elevations Drawing Number P121
Azalea Elevations Drawing Number P122
Azalea Elevations Heritage Drawing Number P123
Azalea Elevations Heritage Drawing Number P124
Beeson Detached Plans Drawing Number 125
Beeson Detached Elevations Drawing Number 126
Beeson Detached Elevations Green Drawing Number 127
Beeson Semi-Detached Plans Drawing Number 128
Beeson Semi-Detached Elevations Drawing Number 129
Beeson Semi-Detached Elevations Green Drawing Number 130
Cherry Plans Drawing Number P131
Cherry Elevations Drawing Number P132
Cherry Elevations Drawing Number P133
Cherry Elevations Drawing Number P134
Cherry Terraced Green Plans Drawing Number P135
Cherry Terraced Green Roof Plan Drawing Number P136
Cherry Terraced Green Elevations Drawing Number P137
Cherry Terraced Plans Drawing Number P138
Cherry Terraced Roof Plan Drawing Number P139
Cherry Terraced Elevations Drawing Number P140
Elm Detached Plans Drawing Number P141
Elm Detached Elevations Drawing Number P142
Elm Detached Elevations Green Drawing Number P143
Elm Detached Plans Feature Plots Drawing Number P144
Elm Detached Elevations Feature Plots Drawing Number P145
Hazel Detached Plans Drawing Number P146
Hazel Detached Elevations Drawing Number P147
Hazel Detached Elevations Green Drawing Number P148
Japonica V1 Plans Drawing Number P149

Japonica V1 Elevations Drawing Number P150
Japonica V1 Elevations Green Drawing Number P151
Japonica V2 Plans Drawing Number P152
Japonica V2 Elevations Drawing Number P153
Japonica V2 Elevations Green Drawing Number P154
Japonica V3 Drawing Number P155
Japonica V3 Elevations Heritage Drawing Number P156
Olive Semi-Detached Plans Heritage Drawing Number P157
Olive Semi-Detached Elevations Heritage Drawing Number P158
Olive Semi-Detached Plans Drawing Number P159
Olive Semi-Detached Elevations Drawing Number P160
Olive Terrace 3 Plans Drawing Number P161
Olive Terrace 3 Elevations Drawing Number P162
Olive Terrace 4 Plans Drawing Number P163
Olive Terrace 4 Elevations Drawing Number P164
Rowan Plans Drawing Number P165
Rowan Elevations Drawing Number P166
Walnut Plans Drawing Number P167
Walnut Elevations Drawing Number P168
Walnut Elevations Heritage Drawing Number P169
Walnut Elevations Heritage Drawing Number P170
Walnut Plans Drawing Number P171
Walnut Elevations Drawing Number P172
SO1 Plans Drawing Number P173
SO1 Elevations Drawing Number P174
SO1 Terrace Plans Drawing Number P175
SO1 Terrace Elevations Drawing Number P176
SO2 Semi-Detached Plans Drawing Number P177
SO2 Semi-Detached Elevations Drawing Number P178
SO2 Semi-Detached Plans Heritage Drawing Number P179
SO2 Semi-Detached Elevations Heritage Drawing Number P180
SO3 Semi-Detached Plans Drawing Number P181
SO3 Semi-Detached Elevations Drawing Number P182
Block Plan Plots 142-146 Drawing Number P183
Roof Plan Plots 142-146 Drawing Number P184
Elevations Plots 142-146 Drawing Number P185
Elevations Plots 142-146 Drawing Number P186
Block Plan Plots 163-165 Drawing Number P187
Roof Plan Plots 163-165 Drawing Number P188
Elevations Plots 163-165 Drawing Number P189
Elevations Plots 163-165 Drawing Number P190
Apartment Block A Plans Drawing Number P191
Apartment Block A Plans Drawing Number P192
Apartment Block A Elevation Drawing Number P193
Apartment Block A Elevation Drawing Number P194
Apartment Block B Plan Drawing Number P195
Apartment Block B Plan Drawing Number P196 Rev A
Apartment Block B Second Floor Plan Drawing Number P197 Rev A
Apartment Block B Roof Plan Drawing Number P198
Apartment Block B Elevations Drawing Number P199
Apartment Block B Rear and Side Elevations Drawing Number P200 Rev A
Japonica V1 Elevations Drawing Number 201
Japonica V2 Elevations Drawing Number 202
Japonica V3 Detached Elevations Drawing Number 203
Ancillary Buildings Single Garage Drawing Number 204
Ancillary Buildings Double Garage Drawing Number 205
Ancillary Buildings Shared Twin Garage Drawing Number 206
Ancillary Buildings Communal Store P207

Documents

Schedule of Accommodation Rev J

Pre-Construct Archaeology: An Archaeological Evaluation Report No: 13235 dated 8th May 2018 (Rev 1)

CgMs Heritage Written Scheme of Investigation for Archaeological Mitigation (Strip Map Excavation) May 2018

Planning, Heritage & Affordable Housing Statement Savills May 2018

Tree Protection Plan Drawing Number BELL21747-03 Sheet 1

Tree Protection Plan Drawing Number BELL21747-03 Sheet 2

Arboricultural Method Statement Ref: BELL21747ams dated 2nd May 2018

Arboricultural Tree Report Tree Survey and Constraint advice 2nd May 2018

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

Soft Landscape Specification ACD Environmental April 2018

Supportive Drawings

Illustrative Streetscenes A to C Drawing Number 17300 / C102

Illustrative Streetscenes D to F Drawing Number 17300 / C103

Illustrative View 1 Drawing Number 17300 / C104A

Illustrative View 2 Drawing Number 17300 / C105A

Illustrative View 3 Drawing Number 17300 / C106A

Illustrative View 4 Drawing Number 17300 / C107A

Illustrative Streetscenes G to H Drawing Number 17300 / C108

Supportive Information

Design and Access Statement Rev A May 2018 (as amended)

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the installation of foul drainage pipework details of the specification of the pipework including materials and pollution prevention measures shall be submitted to and approved in writing by the Local Planning Authority. The pipework to be installed and pollution prevention measures shall be provided in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No piling shall take place unless and until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority

in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

The method statement shall provide further information on foundation design including as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking and cycle storage, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for each plot and for visitor parking in the relevant section of the road serving the plots for use prior to the development being first brought into use 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, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 5 Notwithstanding the submitted details prior to the occupation of Block A and Block B details of cycle storage for Block A 10No. and Block B 15No. long stay secure cycle stores shall be submitted to and approved in writing by the Local Planning Authority and provided on site in accordance with the approved details.

Reason: To ensure adequate cycle parking to encourage non car based transport options in the interests of sustainability and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 6 The Local Area of Play hereby permitted as shown on Landscape Proposals Drawing Number BELL21747 20 shall be constructed and available for use prior to the first occupation of the 150th dwelling within the development.

Reason: To ensure appropriate provision of the Local Area of Play in accordance with policies CS1 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the submitted details the development hereby permitted shall not be occupied unless and until further details and plans in relation to the design and layout of the pedestrian/cycle link to Japonica Way and Bartons Road are submitted to and approved in writing by the Local Planning Authority. These details shall include:

Japonica Way link

- Details as to provision for cyclists to re-join the carriageway ensuring there is sufficient landing space on Japonica Way for pedestrians and cyclists to pass each other;
- Details of the surface materials for the link to Japonica Way up to the highway boundary;

Bartons Road link

- Details to demonstrate how cyclists access the shared use route past Havant Garden Centre and re-join the carriageway;
- Details of the landing area to demonstrate that it is of sufficient size to allow two cyclists to undertake the sharp turn movements.

The development shall subsequently be carried out in accordance with the approved details prior to the occupation of more than 150 residential units.

Reason: To ensure that the pedestrian/cycle route provides a suitable and safe route in the for non-car based access in the interests of sustainability and having due regard to policies DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The garages hereby permitted shall be retained for the parking of vehicles and shall not be converted to accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate parking is retained and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 9 The landscaping works shown on the approved plans Landscape Proposals Drawing Number BELL21747 11F Sheets 1-8 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, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no means of enclosure other than as hereby approved or otherwise greater than 1 metre in height shall be constructed forward of the principal elevation of any dwelling without the prior approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the development having due regard to policy CS16 of the Havant Borough Local Plan and the National

- 11 Before multi occupation homes (flatted) development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.

- 12 Within 6 months of any part of the employment or multi occupation homes (flatted) development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 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/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 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.

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 response from the Crime Prevention Design Advisor and in particular that all rear garden access gates are fitted with key operated locks that can be operated from either side of the gate.

These comments can be viewed on the councils website at the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243521

(9) The applicants attention is drawn to the Consultation Responses received from Southern Gas which can be viewed on the Councils Website via the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243521

(10) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Simon Jenkins

Our Ref: APP/18/00453

Simon Jenkins
Head of Planning (East Hampshire and Havant)

14 December 2018