



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr G Bendinelli
The Planning Bureau Ltd
C/O Southern
1 Embankment Way
Ringwood BH20 1EU

For: Mr Paull
McCarthy & Stone Retirement Lifestyles Ltd.

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

Application Number: APP/17/01141

Site Address: Land at, 38-44 London Road, Purbrook, Waterlooville

Proposal: Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896)

Further to your application received on 23 October 2017, 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:

Tree constraints plan - 8817/01
Topo survey - SD17421-01
Location Plan - SE - 2168-03-AC-001
Site Plan - SE - 2168-03-AC-200
GF plan - SE - 2168-03-AC-210 Rev G
FF plan - SE - 2168-03-AC-211
SF plan - SE - 2168-03-AC-212
Roof plan - SE - 2168-03-AC-213
Proposed elevations north and west - SE - 2168-03-AC-220
Proposed elevations south and east - SE - 2168-03-AC-221

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Proposed streetcene - SE - 2168-03-AC-225

Plan 1 - SE - 2168-03-AC-230

Plan 2 - SE - 2168-03-AC-231

Drainage Layout - SE - 2168-03-DE-20

Hard landscape proposals - SE - 2168-03-LA-003

Soft landscape proposals - SE - 2168-03-LA-004

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development approved by this planning permission (excluding the demolition of any existing buildings) or such other date or stage in development as may be agreed in writing with the Local Planning Authority, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;

- All relevant previous uses of the site
- Potentially significant contaminants associated with those uses
- Uncertainties relating to previous use or associated potential contaminants
- A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
- A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 3 above shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”). The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: in the interest of the appearance of the development and having due regard for Policy CS16 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

- 8 No above ground construction works shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted 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 brought into use 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 policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 With the exception of any site manager/warden's accommodation, at no time shall the sheltered apartments development hereby approved be occupied by persons under the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55.
Reason: In order that the occupancy of the development is compatible with the limited amount of on-site parking provision, and having due regard to Policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The development shall be carried out in strict accordance with the agreed acoustic report prepared by Parsons Brinkerhoff dated May 2017.
Reason: in the interests of the amenity of the nearby locality and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.
- 13 No development shall commence until a scheme for the eradication and / or control of Japanese Knotweed shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the building.
Reason: in the interests of the amenity of the locality and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 No development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:
- i. confirmation of the existing drainage system
 - ii. infiltration tests should be carried out to discover if this method of surface water disposal is appropriate and the results provided.
 - iii. Evidence of the appropriate number of treatment stages in the surface water management train as states in CIRIA C69.
 - iv. Calculations comparing the existing surface water run off rate, in l/s for a 1 in 100 year flood event +30% for climate change, with the proposed development's surface water run off rate for the same event.
 - v. Calculations to demonstrate the existing run off volume for a 1 in 100 year, 6 hour flood event and evidence showing that there be adequate storage for the attenuation of this volume on site, and allowing discharge without increasing the run off rate or volume off site.
- 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.
- 15 A sample panel of inset of brick and flintwork shall be constructed on site to accurately reflect the brick bond, finish, mortar type, finish and capping detail with accompanying specification for approval by the Local Planning Authority in writing before any ground construction shall take place. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.
- Reason:** To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.
- 16 Before any above ground construction takes place, large scale (1:20) details of the proposed shop fronts (elevation and vertical cross-sections including the stall riser and fascia) shall be submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with such approval.
- Reason:** To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.
- 17 Details of the siting and design of any proposed external meter boxes / metal ducting / flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.
- Reason:** To protect the character and appearance of the adjacent conservation area and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 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 186 and 187 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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (6) 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.
- (7) 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

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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

- (8) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 December 2017