



Havant
BOROUGH COUNCIL

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For: Mr Legg
Portsmouth City Council

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

Application Number: APP/17/00454

Site Address: Land at the rear of 2-56, Blendworth Crescent, Havant

Proposal: Variation of Condition Nos 12 (ecology), 14 (landscaping) and 15 (approved plans) of Planning Permission APP/16/00464 (Construction of 48 dwellings comprising 20 houses and 28 flats with associated landscaping, car parking, bin and cycle storage) to allow for a relocation of the foul pumping station to the south western corner of the site.

Further to your application received on 26 April 2017 which was valid from 11 May 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 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Bat Mitigation Strategy (EcoSupport, February 2016) approved under reference APP/16/00464, as amended by the submitted Bat Corridor Habitat Creation and Management Plan dated August 2017 and the email from Adrian Legg dated 28th November 2017. All such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. An annual monitoring report shall be submitted to the Local Planning Authority by the end of June in each of the 5 years following the date of this permission which sets out the level of vegetation establishment, species abundance, sward height and vegetation cover, together with measures required to restore the habitat to the condition required in the approved Bat Corridor Habitat Creation and Management Plan.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

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- 2 The landscaping works shown on the approved plans [Outline Soft Landscaping Plan reference GHD2092 Rev N and Outline Planting Plan reference GHD2092 Rev N] shall be carried out in accordance with the details set out in the submitted Bat Corridor Habitat Creation and Management Plan dated August 2017 or otherwise within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees, shrubs or wildflowers seeded, 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 the date of this permission shall be replaced within the next planting season by trees, shrubs or wildflowers of similar size and species to those originally required to be planted or retained, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape and ecological habitat in accordance with the approved designs 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.

- 3 The development hereby permitted shall not be brought into use prior to the completion of the implementation of all drainage provision in full accordance with the plans and particulars approved by the Local Planning Authority on 3 February 2017 under reference APP/16/00464.

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.

- 4 The development shall be undertaken in accordance with the details relating to levels approved by the Local Planning Authority on 20 January 2017 under reference APP/16/00464.

Reason: In the interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development shall be undertaken in accordance with the plans and particulars approved by the Local Planning Authority on 20 January 2017 under reference APP/16/00464 relating to:

(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 and site office during site clearance and construction of the development.

Throughout 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.

- 6 The development shall be undertaken in accordance with the details relating to alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and a programme for the implementation and making up of the same, that were approved

by the Local Planning Authority on 20 January 2017 under reference APP/16/00464.

Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall be carried out strictly in accordance with the fully-detailed site lighting strategy for bats approved by the Local Planning Authority on 20 January 2017 under reference APP/16/00464.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 8 Throughout the period of construction at the site, all trees that are to be retained within or adjacent to the site shall be and remain enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. No activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No dwelling hereby permitted shall be occupied until the junction arrangement into the site from Blendworth Crescent has been substantially constructed in accordance with plans as approved under a S278 or S38 agreement with the County Council.

Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No dwelling hereby permitted shall be occupied until the car parking, cycle storage, servicing and other vehicular access arrangements related with that dwelling as shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.

Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Plans and particulars approved under Application reference APP/16/00464

Design & Access Statement received 3 May 2016

Revised Choice Based Lettings Allocations received 11 August 2016

Disano Lighting Details received 27 May 2016

Ecology Survey prepared by ecosupport LTD received 3 May 2016

Arboricultural Development Statement ref CBA10552v1C received 3 May 2016

Bat Mitigation Report prepared by ecosupport LTD received 3 May 2016

External Electrical Services Plan 1 received 12 May 2016

External Electrical Services Plan 2 received 12 May 2016

Flood Risk Assessment received Rushby Brewer received 3 May 2016

Heritage Statement prepared by Wessex Archaeology received 3 May 2016

Land Contamination Assessment prepared by Ridge Property and Construction Consultants received 5 May 2016

Sustainability Report prepared by SRE received 5 May 2016

Transport Statement prepared by Connect Consultants received 5 May 2016

House Type Plans drwg.no PD110 rev A received 5 May 2016

Ground and First Floor Flat Plans drwg.no PD111 rev A received 5 May 2016

Third and First Floor Flat Plans drwg.no PD112 rev A received 5 May 2016

Elevations Plots 1-6 drwg.no PD114 rev B received 8 July 2016
Flat Elevations 1 of 2 drwg.no PD118 rev B received 8 July 2016
Flat Elevations 2 of 2 drwg.no PD119 rev B received 8 July 2016

Plans and particulars approved under Application reference APP/17/00454

Outline Soft Landscape Plan Drawing Number GHD2092 Rev.N

Outline Planting Plan Ref. GHD2092 Rev.N

Site Setting Out Plan Drawing No. 1102 WD02 Rev.W

Elevations Plots 7-10 drwg.no 1102-PD115 rev C

Elevations Plots 11-15 drwg.no 1102-PD116 rev C

Elevations Plots 16-20 drwg.no 1102-PD117 rev D

Materials Schedule Project Number 1102 Rev A

Arboricultural Method Statement ref CBA10552 v1A dated October 2017

Bat Corridor Habitat Creation and Management Plan dated August 2017, as amended
by email from Adrian Legg dated 27 November 2017

Section 104 Agreement Layout and Levels Project No. PMC238 Drawing No. 530
Rev P1

Drainage & External Works Layout Project No. PMC238 Drawing No. 501 Rev D

Drainage Details Sheet 1 Project No. PMC238 Drawing No. 551 Rev A

Drainage Details Sheet 2 Project No. PMC238 Drawing No. 552 Rev A

Drainage Details Sheet 3 Project No. PMC238 Drawing No. 553 Rev A

Drainage Details Sheet 4 Project No. PMC238 Drawing No. 554 Rev A

Elevation on Rising Main Sheet 1 Project No. PMC238 Drawing No. 560 Rev P3

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Reason: - To ensure provision of a satisfactory development.

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 Development Control 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

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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
- (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 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.
- (9) This permission was granted subject to a unilateral undertaking made under Section 106 of the Town & Country Planning Act 1990 dated 28 September 2016 which secures:
- (i) The Travel Plan;
 - (ii) Affordable Housing;
 - (iii) A contribution in relation to traffic management if required;
 - (iv) Employment and Skills Plan;
 - (v) A contribution in respect to the Solent Recreation Mitigation Project;
 - (vi) Management of the communal areas;

SUDS bond

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

