



**Havant**  
**BOROUGH COUNCIL**

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To:  
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For: Mr Hudson  
Portsmouth City Council

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

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**Application Number:** APP/17/00866

**Site Address:** Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

**Proposal:** Approval of Reserved Matters for Phase 1 of Planning Permission

**APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), and (ii) for plots access and layout ; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012).**

Further to your application received on 03 August 2017, which was valid from 30 August 2017 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions B3(i) and (ii) and B5(c) of Outline Planning Permission APP/15/00732** 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/15/00732 dated 1 October 2015
- (ii) The following additional condition:

**Condition:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Landscaping addendum (& Appendix 1 – ES Table 14.5 Update)
  - Revised landscape masterplan (drawing LP2100-FIRA-MP-ST-P-LA-WS-02)
  - Revised estate road location and landscaping (drawing LAWSL9301 Rev C)
  - LVIA Views 8,9 & 10 on Landscape masterplan
  - Site masterplan DHF-BMD-MP-XX-DR-A-10004-S2-P5
  - Topographical survey Dunsbury-Park-TOPO-17.11.16
  - Cut and fill analysis DHF-BAMD-XX-XX-DR-S-20501-P3

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- Proposed site levels DHF-BAMD-XX-XX-DR-S-20502-P2
- Site sections sheet 1 DHF-BAMD-XX-XX-DR-20503-P4
- Site sections sheet 2 DHF-BAMD-XX-XX-DR-20504-P4

**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 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/pcs](http://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 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.
- (6) 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 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:

- You sought and were provided with pre-application advice,

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- (8) Hampshire County Council's Countryside Access team has provided the following advice in connection with this application:
- (i) There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.
  - (ii) Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
  - (iii) No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
  - (iv) If there is likely to be an effect on the right of way in terms of dust, noise or other obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the right of way, the applicant should contact the County Council directly to discuss the Temporary Closure of the route for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>
  - (v) Any damage caused to the surface of the public right of way by construction traffic will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

29 November 2017