



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 Thompson
Pope Priestley Architects LLP
Unit 15
Vicarage Farm Business Par
Winchester Road
Fair Oak, Eastleigh
SO50 7HD

For: Mr Legg
Portsmouth City Council

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

Application Number: APP/16/00492

Site Address: Land adjacent to Riders Junior and Infant School, Kingsclere Avenue, Havant,
PO9 4RY

Proposal: Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4
bed houses and 8No. 2 bed apartments.

Further to your application received on 09 May 2016, which was valid from 26 May 2016, 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 Compulsary
Purchase Act 2004.
- 2 No development hereby permitted shall commence 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 and site
office during site clearance and construction of the development.
 - (iii) The provision to be made for wheel washing and the prevention of transfer of mud

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onto the surrounding roads.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and wheel washing arrangements 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.

- 3 No development shall commence until the junction arrangement into the site from Kingsclere Avenue 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.

- 4 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) including an implementation timetable 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.

- 5 No development hereby permitted shall commence 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 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.

- 6 Prior to the commencement of development approved by this planning permission, the 'contamination discovery strategy' proposed within Ridge Ground Condition Assessment (Ref: 151240-815-01 v1 Aug 2015) shall be submitted to and approved by the Local Planning Authority. The strategy shall outline;

- i. Precautionary risk mitigation measures to be adopted during groundworks,
- ii. Procedures for identification & assessment of contamination-impacted soils, and the management of materials undergoing testing &/or treatment; and
- iii. Provisions for reporting assessment activity, notifying the Local Planning Authority of any relevant discoveries, agreeing remedial actions & standards, and evidencing works undertaken.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development, OR;

B) Documentation in accordance with (iii) above; demonstrating that remediation / risk mitigation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework; to ensure that risks to

site workers, neighbours, and future occupants of the site are minimised.

- 7 No development hereby permitted shall commence until plans and particulars specifying the 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 have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
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.
- 8 No development hereby permitted shall commence until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and 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 development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenches targeted on features identified by the geophysics, with further trenching located within any blank areas. All trenching within the blank areas should be targeted upon the footprints of the proposed new houses, flats, garages and car parks as well as along the route of the new access roads in order to ensure that any archaeological remains encountered are recognised, characterised and recorded.
Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring

that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and the approved scheme implemented.
Reason: To safeguard the amenities of the locality and in order to reduce the risk of crime and disorder occurring, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 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 occupiers of neighbouring property, to reduce the risk of crime and disorder occurring, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 The children's play area hereby permitted shall not be provided until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include the type, design and height of the play equipment and the fencing to be erected around the area. Thereafter, this play equipment and fencing shall be retained and maintained in a wholly sound and effective condition.
Reason: In the interests of the visual amenities of the area and safety of users of this facility, having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 15 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, September 2015). Any 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.
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 Core Strategy March 2011.
- 16 The landscaping works shown on the approved plans [ref. 1316-0102 rev A and 1316 0102 Planting Plans] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of 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, 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 in accordance with the approved designs and having due

- 17 No dwelling hereby permitted shall be occupied until its related car parking, cycle storage, servicing and other vehicular access arrangements as shown on the plans hereby permitted have been fully completed and made available for use; such provision shall be retained at all times thereafter.

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.

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

Design & Access Statement received 9 May 2016

Material Schedule 15 July 2016

Ecology Survey prepared by ecosupport LTD received 9 May 2016

Arboricultural Development Statement ref CBA10579v1 received 9 May 2016

Flood Risk Assessment received Scott White and Hookins received 9 May 2016

Heritage Statement prepared by Wessex Archaeology received 9 May 2016

Land Contamination Assessment prepared by Ridge Property and Construction Consultants received 9 May 2016

Sustainability Report prepared by SRE received 9 May 2016

Transport Statement prepared by Connect Consultants received 9 May 2016

Landscape Works Specification prepared by HPS Landscape Design received 9 May 2016

Planting Plan sheet 1 drwg.no 1316-0101 rev A received 16 September 2016

Planting Plan sheet 2 drwg.no 1316-0102 received 31 October 2016

Site Location Plan drwg.no PP1308.100-01 P2 received 9 June 2016

Site Layout Plan drwg.no PP1308.101-01 P3 received 21 December 2016

House Type H1 Floor Plans drwg.no PP1308/110-01 rev P2 received 9 May 2016

House Type H1 Elevations and Section drwg.no PP1308/110-02 rev P1 received 9 May 2016

House Type H2 Floor Plans drwg.no PP1308/111-01 rev P2 received 9 May 2016

House Type H2 Elevations and Section drwg.no PP1308/111-02 rev P1 received 9 May 2016

House Type H3 Floor Plans drwg.no PP1308/112-01 rev P1 received 9 May 2016

House Type H3 Elevations and Section drwg.no PP1308/112-02 rev P1 received 9 May 2016

House Type H4 Floor Plans drwg.no PP1308/113-01 rev P2 received 9 May 2016

House Type H4 Elevations and Section drwg.no PP1308/113-02 rev P1 received 9 May 2016

Flat Floor Plans drwg.no PP1308/114-01 Rev P1 received 9 May 2016

Flat Floor Plans, Elevations and Sections drwg.no PP1308/114-02 Rev P1 received 9 May 2016

Street Elevations drwg.no PP1308.120-01 P1 received 9 June 2016

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 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:

- You were updated about issues after the initial site visit
- (5) 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
 - (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 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.
 - (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

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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) Affordable Housing;
- (ii) A contribution in relation to traffic management if required;
- (iii) Employment and Skills Plan;
- (iv) A contribution in respect to the Solent Recreation Mitigation Project;
- (v) Management of the communal areas;
- (vi) SUDS bond

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

17 February 2017