



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 Vanags
Nash and Partners Ltd
5 Dukes Court
Bognor Road
Chichester
West Sussex
PO19 8FX

For: Downland Veterinary Group

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

Application Number: APP/16/00295

Site Address: Interbridges Site, New Brighton Road, Emsworth

Proposal: Veterinary practice, 4No. business units, parking and open storage yards.

Further to your application received on 19 March 2016, which was valid from 05 September 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 Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
2045/SK-10C – Proposed site layout
2045/SK-11A - Buiness units proposed plans
2045/SK-12A - Veterinary Group proposed plans
2045/SK-14A - Buiness units proposed elevations
2045/SK-15A- Veterinary Group proposed elevations
2045/SK-16A – location plan
Design and Access Statement
Design Statement
J.Harvey Engineer Flood Risk Assessment
Aluco Ecology_ReptileTranslocationResults1215
Telent . Travel Statement.

Our Ref: APP/16/00295

Telent Drawings and documents:

278 works related:

21648-TS-Iss2-REV00

21648-TS-Iss02-REV00-Intergreens

21648-TS-Iss2-REV00- Tracking

Designers Risk Assessment

Extract Pages from RPF Design Notes

160714-MM-Emsworth RSA 1_2

160714-Items outside the scope of Emsworth RSA 1_2

New Brighton Road-Interbridges, Emsworth -Full Input Data and Results

New Brighton Road-Interbridges, Emsworth -2021 Traffic Growth - Full Input Data and Results

B2148 Emsworth, Hants – Automatic Traffic Count (Jan 16)

rgp Technical Report dated November 2016

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic management and access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 4 No development hereby permitted shall commence on site until details of the finished levels and profile (including long and cross-sections) of the proposed access onto New Brighton Road have been submitted to and approved in writing by the Local Planning Authority and in consultation with the Highway Authority. The development shall be carried out strictly in accordance with such approved details.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 5 No development shall commence until the details of the signal junction shall have been submitted to and approved by the local planning authority in consultation with the Highway Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012

- 6 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points 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: To ensure a satisfactory standard of development and relationship to the streetscene and landscape and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 7 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 8 No development approved by this Permission shall be commenced until a scheme for the provision of surface and foul water drainage works, including the provision and implementation of a surface water regulation system, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with such details and with a timetable to be agreed.
Reason: To prevent the increased risk of flooding and the pollution of the water environment by ensuring the provision of satisfactory means of drainage and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and The National Planning Policy Framework, March 2012.
- 9 Unless otherwise agreed in writing with the Local Planning Authority all external facing and roofing materials for the construction of the building(s) hereby permitted shall be in accordance with the details approved under application APP/15/00430 - Discharge of Condition No/s 2, 4, 5, 7, 9, 11 and 22 of Planning Permission APP/10/00912 permitted 24/06/2015.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 10 Unless otherwise agreed in writing with the Local Planning Authority the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced shall be in accordance with the details approved under application APP/15/00430 - Discharge of Condition No/s 2, 4, 5, 7, 9, 11 and 22 of Planning Permission APP/10/00912 permitted 24/06/2015. 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 11 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 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Classes A and H of Part 7 of the 2015 Order, as amended, shall be erected within the curtilage of

the site without the prior written approval of the Local Planning Authority.

Reason: To maintain control over further development having regard to the level of parking provision and site layout, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 13 Deliveries shall only be taken and/or dispatched from the site between the hours of 0700 and 2200 Monday to Friday and 0700 and 1300 on Saturdays and not at all on Sundays and recognised Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 14 The development hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for any external lighting, including floodlighting, of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

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, March 2012.

- 15 The premises shall not be occupied before the proposed access and associated footways and highway works have been constructed and carried out in full accordance with the approved details to the satisfaction of the Local Planning Authority in consultation with the highway authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 16 Unless otherwise agreed in writing the works and actions to safeguard against contamination shall be undertaken and fully adhered to in accordance with the details approved under application APP/15/00224 - Discharge of Condition No.s 6, 12, 15, 16, 20, 30 and 38 of Planning Permission APP/10/00912., PERM,15/04/2015

Reason: To prevent pollution of the water environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 17 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 18 Unless otherwise agreed in writing the development hereby approved shall be carried out strictly in accordance with the measures to prevent damage to existing trees and hedgerows approved under application APP/15/00224 - Discharge of Condition No.s 6, 12, 15, 16, 20, 30 and 38 of Planning Permission APP/10/00912 permitted 15/04/2015. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres height when planted.

Reason: To safeguard the continued health and presence of such existing

- 19 Unless otherwise agreed in writing the landscape management plan and landscaping scheme shall be implemented in accordance with the details approved under application APP/15/00430 - Discharge of Condition No/s 2, 4, 5, 7, 9, 11 and 22 of Planning Permission APP/10/00912 permitted 24/06/2015. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years. The approved landscape management plan and landscaping scheme (pursuant to Condition 7) shall be completed within 1 month from the completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 20 No part of the development shall be brought into use until its associated areas for the loading, unloading and parking of vehicles including provisions for cycles and motorcycles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 21 No goods, plant or materials associated with the use of the approved buildings hereby approved shall be operated, deposited or stored in the open on the site, except that operators of those buildings only may temporarily store goods within the approved storage areas indicated on the approved drawings.
Reason: In order to protect the amenities of the area and maintain adequate parking, services and turning facilities at all times and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any replacement or re-enactment thereof, no vehicular access shall be formed from the site onto the adjacent Seagull Land and public footpath system.
Reason: In the interests of highway safety and the safety of users of the footpath, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 23 No part of the development shall be occupied until a full Travel Plan promoting alternative means of transport to the private car has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied for a period of more than 1 month until the approved Green Travel Plan has been implemented.
Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

- 24 No pedestrian or vehicular access shall be permitted between the application site and the A27 trunk road.
Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 25 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.
Reason: To prevent pollution of the water environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 26 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.
Reason: To prevent pollution of the water environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 27 Any facilities for the storage of oils, fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.
Reason: To prevent pollution of the water environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.
- 28 Unless otherwise agreed in writing by the Local Planning Authority the measures to prevent water pollution of groundwater and surface water, including provisions for monitoring, shall be implemented in accordance with the details approved under application APP/15/00532 - Discharge of Condition No 31 of Planning Permission APP/10/00912 permitted 15/06/2015. The development shall then incorporate these approved measures.
Reason: To prevent pollution of the water environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.

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.
- (1) 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,
 - You were updated about issues after the initial site visit
- (2) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 18 May 2017 which requires:
- (i) Submission of footway and car park specifications
 - (ii) Provision of footpath
 - (iii) Provision of car park
 - (iv) An Employment and Skills Plan
 - (v) A Traffic Regulation Order contribution
 - (vi) Monitoring and Administration fees
 - (vii) Notification of commencement and occupation of development
- (3) 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
- (4) 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.
- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

30 May 2017