



Havant
BOROUGH COUNCIL

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To:
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Savills
2 Charlotte Place
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For: Mr Nash
Bellway Homes

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

Application Number: APP/17/00358

Site Address: Land west of Horndean Road and south of Southleigh Road

Proposal: Application for approval of matters reserved under outline permission

APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area.

Further to your application received on 03 April 2017, which was valid from 25 April 2017 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions 2 and 3 of Outline Planning Permission APP/14/00547** 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/14/00547 dated 29 April 2015
- (ii) The plans and other documents submitted with your application, (as amended by plans and documents received on 11 July 2017 and 08 August 2017) and
- (iii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - S101 Location Plan
 - S102 Site Survey
 - C201 REV: A Coloured Site Layout
 - P201 REV: F Site layout
 - P202 Boundary Layout
 - P203 Building Materials Layout
 - P204 REV: A -Surface Materials Layout
 - P205 Tenure Layout
 - P206 Refuse Strategy Layout

Our Ref: APP/17/00358

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 P272 Site Sections 1 & 2
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 P171 Ancillary Buildings - Double Garages
 P172 Ancillary Buildings - Double Garage (Version 2)
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 Design and Access Statement - Revision A
 500-05-01 REV C - DRAINAGE STRATEGY SHEET 1 OF 3
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 BELL21129-03C Sheet 1 of 2 - Tree Protection Plan
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 BELL21129 11C - sheet 1 - Landscape proposals
 BELL21129 11C - sheet 2 - Landscape proposals
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 BELL21129 11C - sheet 6 - Landscape proposals
 BELL21129 11C - sheet 7 - Landscape proposals
Reason: - To ensure provision of a satisfactory development.

- 2 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until all cycle paths and footpaths shown on plan P204 Revision A have been completed in accordance with the approved layout and materials, and are available for public access.
Reason: To ensure the provision of a cycle and pedestrian route in the new development to encourage alternatives to the private car having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall not be occupied until:
 (a) details of the proposed cycle route signage through the site have been submitted to and agreed in writing with the Local Planning Authority; and
 (b) the approved signage has been installed on the site.
 Such approved signage shall remain in place at all times thereafter.
Reason: To ensure the provision of a cycle and pedestrian route in the new development to encourage alternatives to the private car having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevation of unit 97 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 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 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.
- (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,

- You were updated about issues after the initial site visit

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 August 2017