



Havant
BOROUGH COUNCIL

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Mr Moore
Plainview Planning Ltd
Clarendon House
42 Clarence Street
Cheltenham
GL50 3PL

For: KH SPV 5A Limited

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

Application Number: APP/16/01217

Site Address: Land adjacent to 11 Bound Lane, Hayling Island, PO11 9HU

Proposal: Application for 3No. detached chalet style dwellings, 1No. detached bungalow, and 6No. (3No. pairs) semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.

Further to your application received on 22 November 2016, which was valid from 23 November 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 take place fully in accordance with the details of Ecological Mitigation detailed in Ecological Mitigation Plan Rev B 10th November 2016 – Viewpoint Associates LLP and Viewpoint associates LLP letter dated 2nd November 2016 Any such measures shall thereafter 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 Wildlife & Countryside Act 1981, National Planning Policy framework, NERC Act 2006 together with Policy CS 11 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

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- 3 The development shall not commence unless and until the hedge and tree protection shown on Drawing No. 1471-05 Rev C has been erected 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 protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The levels within the site shall be as shown on drawing number 28476 201 Rev C3 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the character and appearance of the area and the amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development shall take place until the construction phase arrangements shown on drawing No. JF/1345/17 Rev B received in the email from Chris Moore (Plainview) dated 29th March 2017 have been implemented in accordance with the approved details.
- Thereafter, throughout such site clearance and 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/or 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 construction phase arrangements as shown on drawing No. JF/1345/17 Rev B received in the email from Chris Moore (Plainview) dated 29th March 2017 shall be fully implemented at the start of the development process to allow turning on site and to prevent reversing onto the public highway. The approved method shall be used during the course of the construction period such that reversing onto Bound Lane does not take place unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Prior to the commencement of the development hereby permitted and in relation to the construction period, at least 10m of hardstand shall be provided within the site to accommodate deliveries in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The hardstand shall be retained and available for deliveries during the construction period.
Reason: In the interests of highway safety and prevent the blocking of Bound Lane during deliveries having due regard to policy CS20 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 Notwithstanding the details submitted the proposed foul drainage route to the west of plot 2 to Bound Lane shall be re-positioned to ensure that it is located outside the Root Protection Area of the adjacent Oak Tree subject to a TPO in accordance with plans to be submitted to and agreed in writing by the Local Planning authority. In addition prior to the construction of the road junction with Bound Lane the method of

construction and sections showing details of the kerbing design shall be submitted to and approved by the Local Planning authority. The junction and foul drainage shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that the adjacent Oak Tree is suitably protected in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 10 The hardstanding hereby permitted shall be carried out in accordance with the details shown on drawing No. 28476 202 Rev C1. The development hereby permitted shall not be occupied 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 policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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.

- 12 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.

- 13 The development hereby permitted shall not be occupied unless and until further details of communal bin storage provision are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided and maintained on site.

Reason: To ensure that suitable bin stores are provided in the interests of the amenities and character of the development having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 14 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully

available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 15 The development hereby permitted shall not be occupied unless and until signage has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority indicating that the site is a private road with no parking. The signage shall be retained and maintained in accordance with the approved details.

Reason: In the interests of highway safety and to reduce potential conflicts between pedestrians using the access drive and parked vehicles having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 16 The landscaping works shown on the approved plans (Landscape Proposals Drawing Number JF/1345/17 Rev B) as amended by Condition No.18 shall be carried out in accordance with the approved details within the first planting season following final occupation of the development hereby permitted. 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.

Reason: To ensure the appearance of the development is satisfactory 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.

- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof including the insertion of windows shall take place to Unit 6 without the prior approval of the Local Planning Authority.

Reason: In the interests of the residential amenities of adjoining residents and having due regard to policy CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 18 Notwithstanding the submitted landscape Proposals shown on Drawing No. JF/1345/17 Rev B the existing boundary hedge to Bound Lane shall be retained wherever possible and in filled with native hedging where necessary in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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 an appropriate standard of visual amenity in the local area 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.

- 19 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 8 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 20 Notwithstanding the submitted plans and the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Plot 1 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 21 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 7 hereby permitted the bathroom windows in the first floor on the east facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 22 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Planning, Design and Access Statement November 2016 Ref: 1527/CMAR/
 Arboricultural Method Statement Rev B dated 8th September 2016
 Ecological Mitigation Plan Rev B dated 10th November 2016
 Viewpoint associates LLP Ecological letter dated 2nd November 2016
 Highway Appraisal letter RGP Design Ltd dated 2nd November 2016 Ref:
 FORD/15/1020/R1/A
 Schedule of Materials
- Flood Risk Assessment with Drainage Statement dated 28th March 2017
 Drainage Areas Drawing No. 28476 201 Rev P1 (Marked up version)
 Drainage Strategy Drawing No. 1633/D1.1 Rev B
 Location Plan OS Licence No. 100019980
 Proposed Site Plan Drawing No. 2825/01-A
 Proposed Site Plan - Landscaping Drawing No. 2825/02-A
 Proposed Garden Shed/Bike Stores plots 1, 2, 5 & 9 Drawing No. 2825-03
 Proposed Garages plots 6, 8 and 10 Drawing No. 2825-04
 Overlay - Existing plots 4/5 overlaid on Proposed Plots 4/5 & 9/10 Drawing No. 2825-05
 Floor Plans Plots 1 & 2 Drawing No. 2825 - 1&2 -01
 Elevations Plots 1 & 2 Drawing No. 2825 - 1&2 -02
 Floor Plans Plot 3 Drawing No. 2825 - 3 -01
 Elevations Plot 3 Drawing No. 2825 - 3 -02
 Floor Plans Plots 4 & 5 Plot 3 Drawing No. 2825 - 4&5 -01
 Elevations Plots 4 & 5 Plot 3 Drawing No. 2825 - 4&5 -02
 Floor Plans Plot 6 Drawing No. 2825 - 6 -01
 Elevations Plot 6 Drawing No. 2825 - 6 -02
 Floor Plans Plot 7 Drawing No. 2825 - 7 -01
 Elevations Plot 7 Drawing No. 2825 - 7 -02
 Floor Plans Plot 8 Drawing No. 2825 - 8 -01
 Elevations Plot 8 Drawing No. 2825 - 8 -02
 Floor Plans Plots 9 & 10 Drawing No. 2825 - 9&10 -01
 Elevations Plots 9 & 10 Drawing No. 2825 - 9&10 -02
 Highway Appraisal Horizontal Geometry Drawing No. 2015/D1020/SK1 Rev C
 Vehicle Swept Path Analysis Junction-Refuse Vehicle Drawing No. 2015/D1020/SK02 Rev C
 Vehicle Swept Path Analysis Junction- Refuse Vehicle Drawing No. 2015/D1020/SK03 Rev C

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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 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
- (5) The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. In addition please note no new soakaways should be located within 5 metres of a public (or adoptable) sewer. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- (6) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 6th April 2017 which requires:
 - Affordable Housing contribution £228,141.79

- Management/Maintenance Common Parts
- Management Company
- Ecological Mitigation and Management Plan
- Solent Recreation Mitigation Project £1,760.00
- SUDS

- (7) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

07 April 2017