



Havant
BOROUGH COUNCIL

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Mrs S Collins
Foreman Homes Ltd
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Southampton
SO31 1BX

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

Application Number: APP/16/00379

Site Address: Land South of, Ranelagh Road, Havant

Proposal: Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats.

Further to your application received on 14 April 2016 (which was valid from 14 April 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 Unless otherwise agreed in writing by the Local Planning Authority the roads and footways hereby approved shall be constructed in full accordance with the details approved under condition 2 of planning permission APP/12/00772 by discharge of condition application reference APP/14/01262.
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.
- 3 Notwithstanding the details submitted the development hereby permitted shall not commence unless and until further plans and particulars showing the layout of soakaways for the development and specifying the measures to be undertaken to protect public sewers on the site has been submitted to and approved in writing by

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the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect drainage infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 years 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy C15 and the National Planning Policy Framework 2012.

- 5 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy in relation to condition 6 of planning permission APP/12/00772 and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk groundwater underlying the site and potable supplies. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 6 If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be

dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: the site lies above the Lewes nodular chalk formation, a principle aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk to groundwater underlying the site, to potable abstractions, and to future site occupiers. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 7 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Piling or any other foundation using penetrative methods can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 8 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No above ground construction works in relation to the development hereby permitted shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the submitted details, the development hereby permitted shall not be occupied unless and until details of the glazing specification to be utilized in the proposed residential properties has been submitted to and approved in writing by the Local Planning Authority. The glazing shall thereafter be provided and maintained in accordance with the approved specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of residential properties from noise nuisance caused by traffic and other noise 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.

- 11 The development hereby permitted shall not proceed above ground level unless and until detailed specifications of the design, and detailed siting of the 4 metre and part 2m high acoustic barrier to the southern and part eastern site boundary have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic barrier shall be erected prior to the occupation of any of the dwellings which are situated adjacent to the proposed acoustic fence on the site and thereafter maintained in perpetuity in accordance with the approved details.
Reason: To protect the occupants of nearby residential properties from noise nuisance from business properties in Marples Way/Brockhampton Road 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.
- 12 Unless otherwise agreed in writing by the Local Planning Authority the landscaping scheme shown on approved plans FOR20239 18C Sheets 1 and 2 shall be implemented within the first planting season following the completion of any of the dwellings hereby approved.

Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
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 2012.
- 13 No development hereby permitted shall be occupied until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
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 2012.
- 14 No development hereby permitted shall be occupied until a specification of the provision to be made for the storage and disposal of refuse following the commencement of occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality 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.
- 15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D and E of the 2015 Order, as amended, shall be erected within the curtilage of units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character of the development and the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the south facing elevation and roof slopes of units 1-13 inclusive and the east and south facing elevations and roof slopes of units 14-18 inclusive without the prior written approval of the Local Planning Authority.
Reason: In the interests of protecting the amenities of the occupiers of these properties from noise from adjacent business uses 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.
- 17 No dwelling hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles 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 policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 18 The development hereby permitted shall not be occupied unless and until cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To encourage sustainable transport options for future residents in the interests of minimising off site highway impacts and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 19 No development hereby permitted shall be occupied until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. 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.
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 2012.
- 20 The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement Rev B and Tree Protection Plan Drawing No. FOR 20239-03 B.
Reason: To ensure that trees and hedges are protected during the course of the development in the interests of the character and appearance of the area and ecology having due regard to policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 21 The development hereby permitted shall not proceed above ground level until plans and particulars specifying the provision to be made for external lighting of the parking area to apartments Plots 14-18 has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be provided prior to the occupation of these units and thereafter maintained. 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 interest of nature conservation and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 22 No development shall take place 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 during site clearance and construction of the development.

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 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.

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

Documents:

Design and Access Statement

Affordable Housing Statement

Arboricultural Method Statement Ref FOR20239ams Rev B

Noise Impact Assessment Issue V1.1 dated 19th March 2016

Updating Letter ecosupport dated February 2016

Sustainability Statement

Transport Statement dated October 2016

Flood Risk Assessment September 2016

Site Waste Management Plan

Full Residential Travel Plan February 2016

Phase II Ground Investigation Report Extract Ref: Report 14099/GIR/Rev 2.02

Surface Water Calcs. Dated November 2016

Surface Water Calcs. dated 09/01/17

Letter Foreman Homes (Drainage) dated 11th January 2017

Email Forman Homes (Schedule of Development correction) dated 17th February 2017

Plans:

Proposed Site and Location Plan (Section 73 Context) Drawing No. 14.071A.01 Rev C

Proposed Site Plan and Location Plan (Approved Context) Drawing No 14.071A.07 Rev C

Plots 1-2 Floor Plans, Elevations Drawing No. 14.074A.02 Rev A

Plots 3-8 Floor Plans, Elevations Drawing No. 14.074A.03 Rev B

Plots 9-11 Floor Plans, Elevations Drawing No. 14.074A.04 Rev C

Plots 12-13 Floor Plans, Elevations Drawing No. 14.074A.05 Rev A

Plots 14-18 Floor Plans, Elevations Drawing No. 14.074A.06 Rev A

Bin and Bike Store - Plan and Elevations Drawing No. 14.074A.08

Drainage Layout Drawing No. 14-2260-500 Version C7

Landscape Proposals Drawing No. FOR20239 18C Sheet 1
Landscape Proposals Drawing No. FOR20239 18C Sheet 2
Section key plan Drawing No. 14-2260-600 Version C6
Levels Drawing No. 14-2260-601 Version C4 Sheet 1 of 2
Levels Drawing No. 14-2260-602 Version C3 Sheet 2 of 2
Affordable units and acoustic fence plan Drawing No. 14.071A.01 Rev C
Existing Site Layout Surface Water Run-Off Drawing No.14-226-950 P1
Tree Protection Plan FOR20239-03B
Impermeable Areas Pre-Development 14-2260-950 P1
Impermeable Areas Post Development Drawing No. 14-2260-952 P1
Existing Site Layout Surface Water Run-Off Drawing No. 14-2260-950 P1

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.
- (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 26th October 2016 which requires:

Acoustic Fencing
Affordable Housing (6 units)

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Affordable Housing Contribution £94,043.30

Education Contribution £18,588

Management Company in relation to Common Parts - Management and Maintenance

Solent Recreation Mitigation Project Contribution £3,168

SuDS

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

20 February 2017