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BOROUGH COUNCIL

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Persimmon Homes Ltd
100 Wickham Road
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**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/16/00347

Site Address: Purbrook School Former Playing Fields Stakes Road Waterlooville

Proposal: Erection of 26 residential units with associated works, access, parking and landscaping.

Further to your application received on 04 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 Notwithstanding the submitted details no development shall take place until details of existing and finished floor and site levels relative to previously 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 that the development has an acceptable impact on adjoining residential properties, drainage and trees having due regard to policies CS11, CS15, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No development shall take place excepting in accordance with the approved Arboricultural Impact Assessment and Method Statement Ref PERSC19831aia_ams Rev A and all trees and hedges that are to be retained within or adjacent to the site shall be 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

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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.

- 4 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.

(iii) A specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and mud prevention facilities 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.

- 5 No development hereby permitted shall commence until further plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of their positioning in relation to retained trees and hedges including root protection areas and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) 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 occupied 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, to prevent flood risk and to ensure the protection of trees and hedges and having due regard to policies CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no development above d.p.c. level shall take place until samples and / or a full specification of the materials to be used externally on the buildings 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.

- 7 The landscaping works shown on the approved plans ref. Soft Landscape Proposals drawing no PERSC19831 11 Rev D shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, or outbuilding (with the exception of the cycle sheds hereby approved), shall be constructed within the curtilage of plots 4, 5, 10, 11, 13, 14, 15, 20 and 21 without the prior approval of the Local Planning Authority.

Reason: To ensure that alterations to these properties do not have a harmful impact on neighbouring residents given the relatively restricted plot sizes associated with these dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2011.

- 9 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 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 first occupation of the dwelling that they serve 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.

- 11 No development hereby permitted shall proceed beyond d.p.c. level 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 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 The dwellings hereby permitted shall not be occupied unless and until the fences/walls shown on drawing number No. A-02-013-BT Rev D as amended by the inclusion of 2.1m high acoustic fencing to the eastern boundary of plots 10 and 11 has been provided in accordance with the approved details for the relevant plot to be occupied. 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.

- 13 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 the interests of traffic

- 14 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 The existing hedge along the southern boundary of the site shall be retained and reinforced where necessary to a minimum height of 1.8 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area 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.
- 16 The development hereby permitted shall not proceed above d.p.c. level unless and until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development 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.
- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no vehicular or pedestrian access shall be formed to the site other than that shown on the approved plans attached to this decision from Stakes Road without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 18 The development hereby permitted shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Preliminary Ecological Appraisal and a Phase 2 Ecological Assessment (both ECOSA, October 2015) unless agreed in writing by the Local Planning Authority. 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 policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Conservation Regulations 2010, Wildlife and Countryside Act 1981, NERC Act 2006 and the National Planning Policy Framework.
- 19 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 the junction to Stakes Road (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal 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.

- 20 The development hereby permitted shall not proceed above d.p.c. level unless and until more detailed drawings of the proposed pedestrian/cycle access to the site boundary with Athens Way including width, gradient, surfacing materials, construction details including section drawings have been submitted to and approved in writing. The approved details shall be implemented fully in accordance with the approved scheme prior to the occupation of any of the permitted dwellings.

Reason: To ensure that the development allows adequate pedestrian and cycle access to encourage non-car based travel and to improve access to off site open space, schools and other amenities having due regard to policies CS1, CS16, CS20, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning policy Framework.

- 21 If during the development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority, all works outlined in the submitted and approved report shall be adhered to.

Reason: To ensure that potential risks from unanticipated land contamination to the future users of the land (and neighbouring land) are minimised, together with those to property. To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 22 The cycle parking hereby approved shall be provided prior to the occupation of the relevant dwelling to which it relates prior to occupation and thereafter maintained in accordance with the approved details.

Reason: In the interests of encouraging sustainable transport choices and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 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 within 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.

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

Documents:

Planning, Design and Access Statement March 2016 Issue P2

Planning Statement Rev A October 2016

Transport Statement Mode Transport Planning October 2016 with Appendix as February 2016 version

Stage 2 Road Safety Audit - Mode Transport Planning 27/02/2016

Geo-Environmental Report - Enzygo July 2015
Tree Report ACD Arboriculture Ref: PERSC19831tr
Soft Landscape Specification - ACD Environmental Ref PERSC19831spec
Soft Landscape Management and Maintenance Plan - ACD Environmental
PERSC19831
Arboricultural Impact Assessment & Method Statement PERSC19831aia_ams Rev A
Archaeological Desk Based Assessment L-P: Archaeology Ref: LP1944L-DBA-v1.4
Materials Schedule Rev A
Drainage Assessment Project SHF.1086.003.HY.R.001.A
Drainage Design Report V2.0
Samples and In Situ Testing/ Soil Infiltration Rate Test - Enzygo Job No.
CRM.1033.019
Preliminary Ecological Appraisal - ECOSA October 2015
Phase 2 Ecological Assessment October 2015
Storm Calculations Ref: 5444.storm dated 22.12.16

Plans:

Location Plan Drawing No. A-02-001-LP Rev A
Site Layout Drawing No. A-02-014-SL Rev E
Building Heights Drawing No. A-02-011-BH Rev D
Materials Plan Drawing No. A-02-012-MP Rev D
Tenure Plan Drawing No. A-02-010-TP Rev F
Boundary Treatments Drawing No. A-02-013-BT Rev D
Street Elevation Drawing No. A-05-SE-01 Rev C
Plans & Elevations Plot 01 Drawing No. 1222-PL-02 Rev A
Plans & Elevations Plots 02, 03 Drawing No. 872-PL-01
Plans & Elevations Plots 04, 05 Drawing No. 638-PL-01 Rev A
Plans & Elevations Plots 06, 07, 18, 19, 20 Drawing No. 761-PL-01 Rev A
Plans & Elevations Plots 08, 21, 22 Drawing No. 761-PL-02
Plans & Elevations Plots 09 Drawing No. 761-PL-03
Plans & Elevations Plots 10, 11 Drawing No. 932-PL-01
Plans & Elevations Plots 12, 16 Drawing No. 1220-PL-01 Rev A
Plans & Elevations Plots 13 Drawing No. 548-PL-02
Plans & Elevations Plots 14, 15 Drawing No. 548-PL-01 Rev A
Plans & Elevations Plots 17 Drawing No. 1222-PL-01 Rev A
Plans & Elevations Plots 23 Drawing No. 1222-PL-03 Rev A
Plans & Elevations Plots 24 Drawing No. 969-PL-02
Plans & Elevations Plots 25 Drawing No. 969-PL-01 Rev A
Plans & Elevations Plots 26 Drawing No. 1423-PL-01 Rev A
Plans & Elevations Twin Garage Plots 23, 24 Single Garage Plots 1, 12, 16, 17, 25
Drawing No. GAR-PL-01 Rev A
Pedestrian/Cycle Link Drawing no. A-02-020-PL
Managed Areas Drawing No. A-02-015-MA Rev B
Boundary Treatment Elevations Drawing No. A-05-BT-01
Engineering Layout Drawing No. 5444:01 Rev F
Detail of Acoustic Fencing Drawing No. 06 J7/01043
Soft Landscape Proposals PERSC19831 11 Rev D
Existing Topo Site Water Runoff Drawing No. 471-E-010
Overland Flow Exceedance Routing Drawing No 5444:501 Rev A
Longitudinal Sections Drawing No. 5444:10 Rev A
Longitudinal Section Foul Sewer Drawing No. 5444:11
Refuse Swept Path Analysis Drawing No. J32-2565-PS-001
Fire Appliance Swept Path Analysis Drawing No. J32-2565-PS-002

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) 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 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.
 - (7) 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.
 - (8) This permission was granted subject to a planning obligation agreement made under

Section 106 of the Town & Country Planning Act 1990 dated 13th January 2017 which requires the following:

Contributions/Bonds etc:

Affordable Housing Contribution £21,505
Solent Recreational Mitigation Contribution £4,576
Transport Regulation Order Contribution (if required) not exceeding £3,000
Monitoring and Administration Fee £3,278
SuDS Bond if required

Other Requirements:

Affordable Housing Requirements (7 units)
Common Parts -management/maintenance - unadopted road or footpath, landscaped areas, SuDS, communal parking areas, amenity spaces, street furniture and lighting
Management Plan
SuDS design/programme/delivery/maintenance
Boundary screening supplemented to northern boundary and hedge to western boundary
Public access to the land with cycle and pedestrian route to Athens Way

- (9) The applicants attention is drawn to the contents of Southern Waters letter dated 11th November 2016 and from Hampshire County Council as the Local Lead Flood Authority dated 11th January 2017 which provide further guidance in relation to drainage matters which also relate to the requirements for the discharge of Condition No.5.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
13 January 2017