Civic Offices
Havant
Hampshire PO9 2AX

To:
Mr M Carrington
White Young Green
The Loft, St Clair's Farm
Wickham Road
Droxford, Hampshire
SO32 3PW

For: C/O Agent - White Young Green

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Approval of Reserved Matters

Application Number: APP/11/01089
Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN
Proposal: Reserved Matters Application for 280No. residential dwellings relating to layout, appearance, scale and landscaping following Outline Planning Permission 10/74014/000.

Further to your application received on 06 June 2011, Havant Borough Council as Local Planning Authority **Grants Approval for the Reserved Matters submitted of Outline Planning Permission 10/74014/000** 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 10/74014/000 dated 13 May 2010, and

(ii) The plans and other documents submitted with regard to your application, and

(iii) The following additional conditions:

Conditions:

1 No works that affect any protected trees for which consent is hereby granted shall be carried out otherwise than under the supervision of a nominated representative of the Local Planning Authority and at a time agreed beforehand with that representative.
Reason: To safeguard the health and well being of the trees.

2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (as amended), or of any subsequent Order revoking or re-enacting that order, no additional windows / doors or other openings shall be constructed 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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

PLANS:

Title:	***Drawing no:***	
Site location plan	HL98020/1	
Site survey	1257_09_08_01	
Site survey	1257_09_08_02	
Site survey	1257_09_08_03	
Site plan – roof	PP1067/101-00 P2	Revised
Site buildings height	PP1067/101-20 P3	Revised
Affordable housing locations and accommodation schedule	PP1067/101-21 P3	Revised
Site Plan – highways and parking	PP1067/101-22 P2	Revised
Root protection areas	PP1067/101-23 P3	Revised
Site plan – external works sheet 1	PP1067/102-00 P2	Revised
Site plan – external works sheet 2	PP1067/102-01 P2	Revised
Site plan – external works sheet 3	PP1067/102-02 P1	
Street elevations – sheet 1	PP1067/110-00 P3	Revised
Street elevations – sheet 2	PP1067/110-01 P2	Revised
Street elevations – sheet 3	PP1067/110-02 P2	Revised
Street elevations – sheet 4	PP1067/110-03 P2	Revised
Street elevations – sheet 5	PP1067/110-04 P2	Revised
Private Units		
Type 2A & 2B – Plans	PP1067/120-00 P2	Revised
Type 2A & 2B – Elevations	PP1067/120-10 P2	Revised
Type 2A & 2B – Elevations and section	PP1067/120-11 P1	
Type 2A & 2B – Elevations – hipped	PP1067/120-12 P1	
Type 2A – Plot 4 elevations	PP1067/120-13 P2	Revised
Type 3A1 & 3B1 – Plans	PP1067/123-00 P2	Revised
Type 3A1 & 3B1 – Elevations	PP1067/123-10 P2	Revised
Type 3A1 & 3B1 – Elevations and section	PP1067/123-11 P1	
Type 3A2 & 3B2 – Plans	PP1067/125-00 P1	
Type 3A2 & 3B2 – Elevations	PP1067/125-10 P1	
Type 3B3 – Plans	PP1067/126-00 P1	
Type 3B3 – Elevations and section	PP1067/126-10 P1	
Type 3C1 – Plans	PP1067/127-00 P2	Revised
Type 3C1 – Elevations and section	PP1067/127-10 P2	Revised
Type 3C2 – Plans	PP1067/128-00 P2	Revised
Type 3C2 – Elevations and sections	PP1067/128-10 P2	Revised
Type 3C3 – Plans	PP1067/129-00 P1	
Type 3C3 – Elevations and sections	PP1067/129-10 P1	
Type 3D1 – Plans	PP1067/130-00 P2	Revised
Type 3D1 – Elevations	PP1067/130-10 P2	Revised
Type 3D1 – Elevations and section	PP1067/130-11 P2	Revised

Type 3D2 – Plans	PP1067/131-00 P2	Revised
Type 3D2 – Elevations	PP1067/131-10 P2	Revised
Type 3D2 – Elevations and section	PP1067/131-11 P2	Revised
Type 3E1 – Plans	PP1067/133-00 P1	
Type 3E1 – Elevations and section	PP1067/133-10 P1	
Type 3 E1 – Elevations	PP1067/133-11 P1	
Type 3E2 – Plans	PP1067/134-00 P1	
Type 3E2 – Elevations and section	PP1067/134-10 P1	
Type 3 E2 – Elevations	PP1067/134-11 P1	
Type 3F – Plans	PP1067/136-00 P1	
Type 3F – Elevations and section	PP1067/136-10 P1	
Type 3G – Plans	PP1067/137-00 P1	
Type 3G – Elevations and section	PP1067/137-10 P1	
Type 4A – Plans	PP1067/140-00 P1	
Type 4A – Elevations	PP1067/140-10 P1	
Type 4A – Elevations and section	PP1067/140-11 P1	
Type 4B1 – Plans	PP1067/141-00 P1	
Type 4B1 – Elevations and section	PP1067/141-10 P1	
Type 4B1 – Elevations	PP1067/141-11 P1	
Type 4B2 – Plans	PP1067/142-00 P2	Revised
Type 4B2 – Elevations and section	PP1067/142-10 P2	Revised
Type 4B2 – Front elevation variations	PP1067/142-11 P1	
Type 4B3– Plans	PP1067/143-00 P1	
Type 4B3 – Elevations and section	PP1067/143-10 P1	
Type 4B3 – Elevations	PP1067/143-11 P1	
Type 4C – Plans	PP1067/144-00 P2	Revised
Type 4C – Elevations and section	PP1067/144-10 P2	Revised
Type 4D– Plans	PP1067/145-00 P1	
Type 4D – Elevations and section	PP1067/145-10 P1	
Type 4D – Elevations	PP1067/145-11 P1	
Type 4E– Plans	PP1067/146-00 P1	
Type 4E – Elevations and section	PP1067/146-10 P1	
Type 4E – Elevations	PP1067/146-11 P1	
Type 4F – Floor plans	PP1067/147-00 P2	Revised
Type 4F – Roof plans	PP1067/147-01 P1	
Type 4F – Elevations	PP1067/147-10 P1	
Type 4F – Elevations and section	PP1067/147-11 P2	Revised
Type 4G – Floor plans	PP1067/148-00 P1	
Type 4G – Elevations and sections	PP1067/148-10 P1	
FOG Type A & B – Ground floor plans	PP1067/150-00 P1	
FOG Type A & B – First floor plans	PP1067/150-01 P1	
FOG Type A & B – Roof plans	PP1067/150-02 P1	
FOG Type A – Section and elevations	PP1067/150-10 P1	

FOG Type A – Elevations sheet 2	PP1067/150-11 P1	
FOG Type B – Sections and elevations	PP1067/150-12 P2	Revised
FOG Type C – Floor and roof plans	PP1067/151-00 P1	
FOG Type C – Elevations and section	PP1067/151-10 P1	
FOG Type D– Ground floor plan	PP1067/152-00 P2	Revised
FOG Type D – First floor plan	PP1067/152-01 P1	
FOG Type D – Roof plans and section	PP1067/152-02 P1	
FOG Type D – Elevations	PP1067/152-10 P2	Revised

Apartments

Plots 85 to 106 - Plans	PP1067/155-00 P1	
Plots 85 to 106 – Plans	PP1067/155-01 P1	
Plots 85 to 106 – Elevations	PP1067/155-10 P2	Revised
Plots 116 to 134 - Plans	PP1067/156-00 P1	
Plots 116 to 134 – Plans	PP1067/156-01 P1	
Plots 116 to 134 – Elevations	PP1067/156-10 P2	Revised
Plots 198 to 206 – Plans	PP1067/157-00 P1	
Plots 198 to 206 – Elevations	PP1067/157-10 P2	Revised

Affordable Units

Type A2C – Floor and roof plans	PP1067/160-00 P2	Revised
Type A2C – Elevations and section	PP1067/160-10 P2	Revised
Type A2D – Floor and roof plans	PP1067/161-00 P2	Revised
Type A2D – Elevations and section	PP1067/161-10 P2	Revised
Type A3H1 – Floor and roof plans	PP1067/163-00 P2	Revised
Type A3H1 – Elevations and section	PP1067/163-10 P2	Revised
Type A3H2 – Floor and roof plans	PP1067/164-00 P2	Revised
Type A3H2 – Elevations and section	PP1067/164-10 P2	Revised
Type A3J – Floor and roof plans	PP1067/166-00 P2	Revised
Type A3J – Elevations and section	PP1067/166-10 P2	Revised
Type A3K – Floor and roof plans	PP1067/167-00 P1	
Type A3K – Elevations and section	PP1067/167-10 P1	
Type A3K – Elevations and section	PP1067/167-11 P1	
Type A4J – Floor and roof plans	PP1067/168-00 P1	
Type A4J – Elevations and section	PP1067/168-10 P1	
Type A4K – Floor and roof plans	PP1067/169-00 P2	Revised
Type A4K – Elevations and section	PP1067/169-10 P2	Revised
Type A4L – Floor and roof plans	PP1067/170-00 P1	
Type A4L – Elevations and section	PP1067/170-10 P1	

Apartments

Plots 256 to 275 – Plans	PP1067/176-00 P3	Revised
Plots 256 to 275 – Plans	PP1067/176-01 P3	Revised
Plots 256 to 275 – Elevations	PP1067/176-10 P3	Revised

Plots 276 to 280 – Plans	PP1067/177-00 P1
Plots 276 to 280 – Elevations	PP1067/177-10 P1

Garages and Car Ports

Garage – units 1 of 3	PP1067/180-00 P1
Garage – Units 2 of 3	PP1067/180-01 P1
Garage – Units 3 of 3	PP1067/180-02 P1
Car ports for plots A11 to A17	PP1067/180-03 P1

Highways Tracking

Swept path profile – Large 4 axle refuse	3809/TR/04 Rev A
Swept path profile – Large 4 axle refuse being passed by a luxury 4X4	3809/TR/05 Rev A

Landscaping

Plan EDP1: Detailed Planting Plan – Residential (Sheet 1)	EDP1011/31 Rev. A	Revised
Plan EDP2: Detailed Planting Plan – Residential (Sheet 2)	EDP1011/32 Rev. C	Revised
Plan EDP3: Detailed Planting Plan – Residential (Sheet 3)	EDP1011/33 Rev. A	Revised
Plan EDP4: Detailed Planting Plan – Residential (Sheet 4)	EDP1011/34 Rev. A	Revised
Plan EDP5: Landscape Strategy – Public open space	EDP1011/35 Rev. F	Revised
Plan EDP6: Natural area for play and recreation	EDP1011/28 Rev. B	
Plan EDP7: Allotments	EDP1011/30 Rev. C	Revised
Location of Trees, Categorisation and Development Constraints	8284-BT3a	

DOCUMENTS:

Title:	***Date:***
Design and Access Statement	June 2011
Addendum to flood risk assessment	March 2011
Summary of the community involvement strategy	April 2011
Arboricultural Method Statement	October 2011
Site Waste Management Plan	
Schedule of Plans approved at Outline Stage	

Reason: - To ensure provision of a satisfactory development.

4 Notwithstanding the submitted plans, no development hereby approved shall begin until the species mix for the proposed hedgerows within the Public Open Space area shown on Plan EDP1011/35 Ref F has been subsequently submitted to and agreed in writing by the Local Planning Authority. The hedgerows shall be provided in accordance with these details unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of landscape and visual amenity in accordance with Policy DM1 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

5 Notwithstanding the submitted plans, no development hereby approved shall begin until the seed mixes within the Public Open Space area shown on Plan EDP1011/35 Ref F has been subsequently submitted to and agreed in writing by the Local Planning Authority. The seed mix shall be provided in accordance with these details unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of landscape and visual amenity in accordance with Policy DM1 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011

H4	(Reserve Housing Sites)
R16	(New Open Space)
R17	(Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS21	Developer Requirements
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM15	Safeguarding Transport Infrastructure
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
PPG17	(Planning for Open Space, Sport and Recreation)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of density, scale, massing, design, layout and form of development, affordable housing provision, the impact on neighbouring amenity, highways and transportation matters, public open space provision, the impact on biodiversity and trees and flooding issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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.

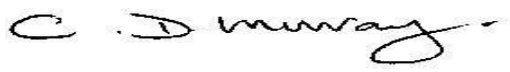
(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control 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) This permission should be read in conjunction with Outline Planning Permission 10/74014/000 dated 13th May 2011 and you are advised that development should not commence unless all conditions have or can be complied with.



Mr Chris Murray
Service Manager (Planning Development)

31 October 2011

Our Ref: APP/11/01089