

Mr Spivey
PWP Architects
61 South Street
Havant
PO9 1BZ

For: Mr Howe

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

Application Number: APP/22/00492

Site Address: 31A North Street, Emsworth, PO10 7DA

Proposal: Construction of 6 No. Dwellings (2No.1bed, 3No.2bed 1No.3bed) with associated out buildings and parking, with minor amendments of design and siting -
Revision of APP/19/00854.

Further to your application received on 10 May 2022, which was valid from 24 June 2022, 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 hereby permitted shall be carried out in accordance with the following approved plans:
5770 1000 (Location & Block Plan);
5770 1002 Rev-C (Amended Proposed Site Plan);
5770 1127 Rev-C (North Houses – Proposed Ground Floor Plan);
5770 1128 Rev-C (North Houses – Proposed First Floor Plan);
5770 1129 Rev-C (North Houses – Proposed Second Floor Plan);
5770 1275 Rev-C (North Houses – Proposed Elevations);
5770 1131 Rev-E (East Houses – Proposed Ground Floor Plan);
5770 1132 Rev-E (East Houses – Proposed First Floor Plan);
5770 1133 Rev-D (East Houses – Proposed Roof Plan);
5770 276 Rev-E (East Houses – Proposed Elevations);
5770 1280 Rev-B (Proposed Palmers Road Streetscene);
5770 1281 Rev-B (Proposed East Houses Streetscene);
5770 2060 (Detailed Construction Section);
5770 2070 (Party Wall Section);
622-102 (Revised Landscape Plan);
5770-1006 (Drainage Setting Out Plan);
J22-014-R02-MAR22 (v6 26/10/22);
RSK Preliminary Risk Assessment Ref: 305019 (July 2018);
RSK Geo-Environmental Site Assessment Ref: 305019 (Sept 2018);
Construction Environmental Management Plan (CEMP) (v.1 dated 3/2/22 and published 26/8/22);
Updated Traffic Management Plan (TMP) (Produced by Parchow Groundworks Ltd. And published 27/9/22);
Materials Schedule Rev-B (dated 20 April 2022);
Landscape Maintenance Plan (ref.622-401 dated March 2022)
Reason: - To ensure provision of a satisfactory development.
- 2 The development hereby permitted shall be carried out in full accordance with the risk mitigation works and construction watching brief outlined within the Ground Condition Consultant's Remedial Strategy Ref: J22-014-R02 v6.0 (26/10/2022), unless otherwise agreed in writing by the Local Planning Authority. The relevant areas for works described shall be adjusted as appropriate to reflect the layout, landscaping and building plans hereby approved, or as may be further adjusted under future applications or non-material amendments. Prior to the first occupation of any part of the development, a verification report which adequately demonstrates that the site remediation criteria have been met shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that future occupants of the development are not put at unacceptable risk from elevated concentrations of soil contaminants that are known to be present in samples taken from the site; in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021.
- 3 The development hereby permitted shall be carried out in full accordance with the approved Construction Environmental Management Plan (CEMP) (v.1 dated 3/2/22 and published 26/8/22) and the Updated Traffic Management Plan (TMP) (Produced by Parchow Groundworks Ltd. And published 27/9/22). The approved CEMP and TMP shall be fully adhered to throughout the construction period.
Reason: To protect the amenities of nearby residential premises during the demolition and construction phases of the development and having due regard to

- 4 The development hereby permitted shall be carried out in full accordance with the approved Drainage Setting Out Plan (5570-1006). Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in full accordance with the approved schedule of materials (Materials Schedule Rev-B dated 20 April 2022) and detailing shown within approved elevation drawings 5770 1275 Rev-C and 5770 276 Rev-E.
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.
- 6 None of the dwellings hereby permitted shall be occupied until the vehicular access arrangements, central parking court and all off-road car parking spaces have been provided, marked out and made available for the parking of vehicles in accordance with the approved drawings. All car parking spaces shall thereafter be permanently retained for the parking of vehicles associated with the dwellings hereby permitted only.
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.
- 7 Each dwelling shall not be occupied/brought into use until secure and weatherproof bicycle storage facilities for that dwelling has been provided in line with the requirements of the Council's Parking Supplementary Planning Document (July 2016). The bicycle storage facilities shall thereafter be permanently retained for the parking/storage of bicycles associated with each dwelling at all times.
Reason: In the interests of encouraging sustainable modes of transport having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The soft landscaping scheme hereby approved (Revised Landscape Plan 622 - 102 dated Aug 2022) shall be fully implemented within the first planting and seeding seasons following first occupation or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the date of planting die, fail to establish are removed or become damaged or diseased shall be replaced in the next planting season with others of the same species, size and number as originally approved.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- The development hereby permitted shall not be occupied until:
- 9 (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
(b) All measures necessary to meet the approved water efficiency calculation have been installed.
- Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 10 At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.
- Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other enactment modifying or revoking that Order with or without modification, no enlargement, improvement, extension, addition or alteration permitted by Classes A, B or C of the Order shall take place to any of the dwellings hereby permitted without the prior written permission of the Local Planning Authority, obtained through the submission of a planning application.
- Reason:** In the interests of the amenities of the neighbouring properties having regard to the close relationships, limited garden depths and to ensure adequate parking provision in accordance with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 No floodlighting or other form of external lighting scheme shall be installed unless details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall thereafter be installed in accordance with the approved details and shall not be altered without the prior permission of the Local Planning Authority, other than for purposes of routine maintenance, which does not materially change its details.

Reason: In the interests of the amenity of local residents and to limit light pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, D7 of the Emsworth Neighbourhood Plan (2019) and the National Planning Policy Framework (2021).

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) Southern Gas Networks - Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquires must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

(2) In accordance with paragraphs 38-50 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 were updated about issues after the initial site visit.

- (3) A representation from the Hampshire Swifts highlights that Swift, House Sparrow and Starling are all now red-listed because they are at high risk of extinction. All 3 species are undergoing major declines caused mainly by the loss of nesting sites on existing houses due to re-roofing and replacement of soffits and fascias and the lack of nest sites in new buildings. Between 1994 and 2021, for example, Swifts declined by 62% in the UK as a whole and by 70% in the South-East. All these species readily use Swift bricks when these are integrated into new developments. Integration of Swift bricks is very easy to include into routine building practices and results in a permanent, discrete, maintenance-free biodiversity enhancer which will provide much needed breeding spaces for declining species of birds. Further information on Swift bricks, including advice on where they should be installed and how many to use can be obtained from Hampshire Swifts, info@hampshireswifts.co.uk.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)

23 November 2022

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/22/00492

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571