



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr Blackwell
Bidwells
Saxon House
27 Duke Street
Chelmsford
Essex
CM1 1HT

For: Chidden Farms

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

Application Number: APP/15/01435

Site Address: Land South of Bartons Road, Havant

Proposal: Outline application for residential development (175 dwellings) with associated infrastructure.

Further to your application received on 24 December 2015 (which was valid from 04 January 2016) Havant Borough Council, as Local Planning Authority, **Grants Outline 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 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 5 of

Our Ref: APP/15/01435

the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 3 The reserved matters application layout shall incorporate a design that would allow for potential vehicular and pedestrian access to the land to the south east of the application site.

Reason: To provide for potential access to land beyond the application site in the interests of coordination of development having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) 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 visual impact on the character and appearance of the landscape and relates acceptable to adjoining residential premises having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

- 5 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(s) during site clearance and construction of the development.

(iii) Construction traffic access, the turning of delivery vehicles and lorry routing.

(iv) Provisions for removing mud from vehicles.

(v) A programme of works.

Thereafter, throughout such site clearance and implementation of the development, the approved contractors parking and materials storage compound(s) shall be kept available and used only as such. In addition the approved construction traffic routing, turning and access arrangements shall be complied with. The approved wheel washing facilities shall be used to control the depositing of mud on the highway.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) foul and surface water drains and sewers proposed to serve the development;

(ii) any other methods of surface water disposal (i.e. Sustainable Urban Drainage Systems); and

(iii) any other proposed ancillary drainage works/plant (e.g. pumping stations).

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 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 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.

- 7 No development shall take place within the area indicated on the approved plan ref no. 063 PL 01 until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Note for Decision Notice: *Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.*

- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 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 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, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The development shall not commence unless and until details of the proposed hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

The submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type
- retaining structures or steps

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good quality development in the interests of the character and appearance of the area and having due regard to policy CS16 the Havant Borough Design Guide SPD and the National Planning Policy Framework.

- 12 Prior to the commencement of development details of the measures to be taken to divert/protect the public sewers crossing the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of public drainage infrastructure having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Prior to the commencement of any development activities, a fully-detailed ecological mitigation, compensation and enhancement strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Preliminary Ecological Appraisal and Phase 1 Habitat Assessment (The Ecology Co-op, July 2015), Bat Emergence, Activity and Tree Climbing Survey (The Ecology Co-op, September 2015) and Reptile Survey Report (The Ecology Co-op, October 2014) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation features permanently retained and maintained.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the National Planning Policy Framework, Natural Environment and Rural Communities Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 14 The development hereby permitted shall not commence unless and until a pre commencement site meeting with the Councils Arboriculturalist has taken place to assess and agree the tree protection measures and proposed works. The development shall thereafter be carried out in accordance with the methodology prescribed in the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority. All trees 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 construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To ensure the retention of important trees and vegetation in the

interests of the character and appearance of the area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 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.

- 16 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 details shall include the submission of fully annotated plans showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling/fencing or other type of enclosure and associated gates. 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.

- 17 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.

- 18 The development hereby permitted shall not be occupied until details of external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting details shall in particular address the following matters:

- light fitting specifications;
- layout plans that are sufficiently coordinated with tree planting and other layout infrastructure;
- Lux level plots are required to demonstrate the fittings are capable of achieving appropriate standards, without potential for excess light pollution or nuisance overspill;
- Proximity of the open countryside and need to avoid light spill from the site.

The development shall thereafter be carried out and maintained in accordance with the approved scheme.

Reason: To ensure that the proposal avoids unnecessary light pollution whilst providing appropriate lighting for the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 The development hereby permitted shall not take place other than in full accordance with the Arboricultural Impact Assessment & Method Statement and Tree Protection plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges are retained in the interests of the

character and visual amenities of the site and the wider area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 20 The surface water drainage scheme associated with this development shall not include deep borehole infiltration systems.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. Deep borehole infiltration can raise the risk of groundwater pollution. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Planning Supporting Statement December 2015
Design and Access Statement December 2015
Preliminary Foul & Services Appraisal Project No. 14-018 Nov 2015
Historic Environment Desk-Based Assessment Ref 109570.01 Dec 2015
Transport Assessment Project No. 14-018 Nov 2015
Technical Note Ref 14-018-013 Rev C 8th June 2016
Technical Note Ref 14-018 8th June 2016
Preliminary Site Access Plan Drawing No. 14-018-002 Rev H
Location Plan Drawing No. 63 PL 01
Existing Site Plan Drawing No. 063 PL2
Illustrative Masterplan Drawing No. 063 PL 03
Landscape Masterplan Drawing No. 1208-1001 Rev 1
Site Plan with contours
Flood Risk Assessment & Preliminary Surface Water Drainage Strategy Project No. 14-018 Dec 15
Email dated 10th March from Glen Charles in relation to Infiltration testing
Proposed Surface Water Catchment Plan Drawing No. 14-018-012
Proposed Surface Water Drainage Strategy Drawing No. 14-018-005 Rev B
Proposed Complex Structure Detail Drawing No. 14-018-013
Arboricultural Impact Assessment & Method Statement Ref 0787.bjh. Dec15
Porous Footpath Construction detail
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 1 Rev 1
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 2
Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 3 Rev 1
Tree Survey and Constraints Plan BJH 01/02 Sheet 1
Tree Survey and Constraints Plan BJH 01/02 Sheet 2
Tree Survey and Constraints Plan BJH 01/02 Sheet 3
Complete Ecological Appraisal November 2015
Preliminary Ecological Appraisal and Phase 1 Habitat Assessment 24th July 2015
Mitigation statement and Habitat Creation and Management Plan 18th December 2015
Breeding Bird Survey 4th November 2015
Bat Emergence, Activity and Tree Climbing Survey 23rd September 2015
Reptile Survey report dated 13th October 2014
Landscape and Visual Impact Assessment December 2015
Mineral Deposits letter Ref: GTS-a6-795 dated 25th April 2016

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 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 Planning and Development 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) 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.

- (8) The applicant is advised that the development the subject of this outline consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. On approval of the last reserved matter arising from this outline consent, this development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk
- (9) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 23rd November 2016 which requires:

Financial Contributions:

Education Contribution £997,089
Full Travel Plan Approval Fee £1,500
Full Travel Plan Monitoring Fee £15,000
Full Travel Plan Bond £74,750
Monitoring Fee £5,000
Solent Recreation Mitigation Project Contribution £30,800
Sustainable Transport Contribution £65,000

Other Requirements:

Affordable Housing requirements not less than 30% provision and other provisions.
Access to adjoining land - Helmsley House
Common Parts
Employment and Skills Plan
Footpath/cycle routes
Framework Travel Plan
Full Travel Plan
Highway Works
Highway Works Agreement
Management Arrangements - Common Parts (Open space, Landscaping, Boundary Hedges, SUDS, unadopted roads, footpaths, footways, cycle ways, parking courts etc).
Management Plan - Future maintenance of common parts
Off-Site Pedestrian/Cycle Improvements
SUDS, Management and maintenance, bond
Release of application site from terms of earlier S106 Agreement dated 7th October 1992

- (10) The applicants attention is drawn to the Consultation Responses from:

Environment Agency dated 14th March 2016
HBC Engineering and Drainage
HCC Local Lead Flood Authority dated 3rd March 2016

These can be viewed on the Councils Website at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_237026&documentOrdering.orderBy=date&documentOrdering.orderDirection=descending

- (11) The applicant/developer is advised that they should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to

service this development. Please contact Southern Water, Sparrowgrove House, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

In addition please read full Southern Water requirements in their consultation response dated 29th January 2016 which can be viewed on the Councils Website at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_237026&documentOrdering.orderBy=date&documentOrdering.orderDirection=descending

- (12) The applicant is advised that the Reserved Matters application should take account of measures to prevent crime and antisocial behaviour in its layout and design with a particular focus on the following matters:
- Overlooking to footpaths
 - Limiting the number of parking courts/overlooking to private parking courts
 - Providing appropriate lighting
 - Overlooking to public open spaces
 - Layout and boundary treatments to public open spaces
 - Relationships between public open spaces and residential curtilages
- (13) The applicant is advised that the Reserved Matters application shall need to fully take account of the need to preserve the setting of Eastleigh House a Grade 2 Listed Building. The layout of the development should therefore include the provision of public open space to the south of Eastleigh House of an appropriate size and design to help to facilitate this requirement.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

01 December 2016