

To:  
Jonathan Quarrell  
Bargate Homes  
The New Barn  
Vicarage Farm Business Park  
Winchester Road  
Fair Oak SO50 7HD

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**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015  
Approval of Reserved Matters**

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**Application Number:** APP/21/00243

**Site Address:** Land at Cottage Farm, Lovedean Lane, Waterloo

**Proposal:** Reserved matters for the construction of 43 dwellings pursuant to outline permission 54139/001 (East Hampshire District Council) and APP/20/00455 (Havant Borough Council). Details of appearance, landscaping, layout and scale. Including the discharge of conditions 8,10,11,16,18 and 19 pursuant to 54139/001 and conditions 9,11,12,17 and 19 pursuant to APP/20/00455.

Further to your application received on 09 March 2021, (which was valid from 18 March 2021), Havant Borough Council, as Local Planning Authority, Grants Approval for the Reserved Matters submitted pursuant to Condition(s) 1, 2, 9, 11, 12, 17 and 19 of Outline Planning Permission APP/20/00455 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 APP/20/00455 (Havant Borough Council) dated 04 February 2021.
- (ii) The plans and other documents submitted with your application, and
- (iii) The following additional conditions:

**Conditions:**

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

Drg. P1638.08 - Location Plan  
CIL Form 1  
Design and Access Statement  
Energy Statement  
Arboricultural Assessment  
Biodiversity Enhancement & Mitigation Plan  
Construction Environmental Management Plan  
Archaeological Desk Based Assessment

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Ecology Survey  
 Technical Note Discharge of Conditions  
 Flood Risk Assessment  
 HCC Surface Water Information  
 Inform Habitats Regulation Assessment Stage 1 & 2  
 P1638 Schedule of Accommodation - Rev C  
 Manual for Managing Trees on Development Sites  
 Ground Investigation Report  
 Drg. P1638.01.C Rev C - Site Masterplan  
 Drg. 23246-401 Rev D - Proposed Levels  
 Drg. 23246-402 Rev C - Proposed Levels  
 Drg. P1638.SS.01 Rev C - Streetscene  
 Drg. P1638.SS.02 Rev B - Streetscene  
 Drg. P1638.02.C Rev C - Materials Layout  
 Drg. P1638.03.C Rev C - Building Heights Layout  
 Drg. P1638.04.C Rev C - Tenure Layout  
 Drg. P1638.05.C Rev C - Parking Layout  
 Drg. P1638.06.C Rev C - Refuse Layout  
 Drg. P1638.07.C Rev C - Enclosures Layout  
 Drg. P1638.2.101 Rev A - House Type 2 Floor and Roof Plans  
 Drg. P1638.2.102 Rev A - House Type 2 Elevations  
 Drg. P1638.2.103 Rev A - House Type 2 (Plot 17 & 19) Floor and Roof Plans  
 Drg. P1638.2.104 Rev A - House Type 2(Plot 17 & 19) Elevations  
 Drg. P1638.3.103.A - House Type 3(Plot 10) Floor and Roof Plan  
 Drg. P1638.3.104.A - House Type 3(Plot 10) Elevation  
 Drg. P1638.3.101- House Type 3 Floor and Roof Plans  
 Drg. P1638.3.102 - House Type 3 Elevations  
 Drg. P1638.A.101 - House Type A Floor and Roof Plans  
 Drg. P1638.A.102 - House Type A Elevations (Plot 42 & 36)  
 Drg. P1638.A.103 - House Type A (Plot 43)  
 Drg. P1638.AD.101 - House Type AD Floor and Roof Plans  
 Drg. P1638.AD.102 - House Type AD Elevations  
 Drg. P1638.B.101 - House Type B Floor Plans and Roof Plans  
 Drg. P1638.B.102 - House Type B Elevations  
 Drg. P1638.BA.101.B Rev B - Block A Floor Plans  
 Drg. P1638.BA.102.A Rev A - Block A Roof Plan  
 Drg. P1638.BA.103.A Rev A - Block A Front and Side Elevations  
 Drg. P1638.BA.104.B Rev B - Block A Rear and Side Elevations  
 Drg. P1638.C.101 - House Type C Floor and Roof Plans  
 Drg. P1638.C102 - House Type C Elevations  
 Drg. P1638.C103 - House Type C (Plot 3 and 9) Elevations  
 Drg. P1638.C1.104.A - House Type C1 (Plot 31) Elevation  
 Drg. P1638. C1.101 - House Type C1 (Plot 32) Floor and Roof Plan  
 Drg. P1638.C1.102 - House Type C1 (Plot 32) Elevations  
 Drg. P1638.C1. 103 - House Type C1 (Plot 31) Floor and Roof Plans  
 Drg. P1638.C2. 101 - House Type C2 Floor and Roof Plans  
 Drg. P1638.C2. 102 - House Type C2 Elevations  
 Drg. P1638. D. 101 - House Type D Floor & Roof Plans  
 Drg. P1638. D. 102 - House Type D Elevations  
 Drg. P1638.E.101.A Rev A - House Type E Floor and Roof Plans  
 Drg. P1638.E.102.A Rev A - House Type E Elevations (Plot 38 & 40)  
 Drg. P1638.E.103 - House Type E Elevations (Plots 37,39 & 41)  
 Drg. P1638.F.101.A Rev A - House Type F Roof and Floor Plans  
 Drg. P1638.F.102.A Rev A - House Type F Elevations  
 Drg. P1638.GAR.101 - Plans and Elevations  
 Drg. P1638.GAR.102 - Plans and Elevations  
 Drg. P1638.GAR.103 - Plans and Elevations  
 Drg. P1638.H.101 - House Type H (Plot1) Floor and Roof Plans

Drg. P1638.H.102 - House Type H (Plot 1) Elevations  
Drg. P1638.H.103 - House Type H (Plot 34) Elevations  
Drg. P1638.H.104 - House Type H (Plot 34) Floor and Roof Plans  
Drg. P1638.PS.1. Rev A - Section Plot 11 to Lovedean Lane  
Drg. P1638.ST.101 - Bin and Cycle Store  
23246-201 Rev D - Proposed Drainage  
23246-202 Rev F - Proposed Drainage  
23246-70 Rev B - Vehicle Tracking  
23246-75 - Site Forward Visibility Splays  
23246-301 Rev B - Surface Finishes  
23246-302 Rev B - Surface Finishes  
BAR1087-11 - Landscape Proposals Sheet 1 of 3  
BAR1087-11 - Landscape Proposals Sheet 2 of 3  
BAR1087-11 - Landscape Proposals Sheet 3 of 3

**Reason:** - To ensure provision of a satisfactory development.

- 2 All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless a suitable alternative species are otherwise agreed in writing by the Local Planning Authority.

**Reason** - To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 All works shall be carried out in accordance with the approved Ground Investigation Report Wilson Bailey Geotechnical & Environmental Desk Study - J19042 (Geotechnical & Ground Contamination Risk) and the appropriate measures shall thereafter be implemented and retained at all times in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors having due regard to policies and proposals CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### **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](http://www.planningportal.gov.uk/pcs).

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- (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) 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.

**Simon Jenkins**

Simon Jenkins  
Director of Regeneration and Place

05 August 2021

# 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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# **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**