



Havant
BOROUGH COUNCIL

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For: Mr Legg
Portsmouth City Council

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

Application Number: APP/16/00465

Site Address: Land adjacent to 27, Holybourne Road, Havant

Proposal: Erection of 9 dwellings comprising of 5No. 3 bed houses, 2No.1bed flats and 2No. 2 bed flats with associated landscaping, car parking, bin and cycle storage.

Further to your application received on 03 May 2016, which was valid from 05 May 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement submitted 5 May 2016
Arboricultural Statement submitted 5 May 2016
Disano Lighting Details submitted 27 June 2016
Ecology Report submitted 5 May 2016
Flood Risk Assessment Report submitted 5 May 2016
Land Contamination Assessment submitted 5 May 2016
Landscape Plan drwg.no GHD2093 Rev C submitted 19 July 2016
Landscape Management Plan prepared by garden house design submitted 19 July 2016
Materials Schedule submitted 5 May 2016

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Sustainability Statement submitted 5 May 2016

Transport Statement submitted 5 May 2016

Site location and block plan drwg.no 1103- PD 101 rev E received 1 July 2016

Outline Landscape Plan drwg.no GHD2093 rev A received 5 May 2016

Flat Plans 1-4 drwg.no 1103- PD 122 rev B received 1 July 2016

Elevations 1-4 drwg.no 1103- PD 124 rev B received 1 July 2016

House Plan 5-9 drwg.no 1103- PD 120 rev B received 1 July 2016

Elevations 5-9 drwg.no 1103- PD 123 rev B received 1 July 2016

Flat Plans 1-4 drwg.no 1103- PD 122 rev B received 1 July 2016

Street Scene drwg.no 1103- PD 125 rev C received 1 July 2016

Drainage Strategy sections drwg.no PMC-506 P1 received 17 August 2016

Letter sent to Environment Agency 22/06/2016 received 19 August 2016

Structural Design Results prepared by CPSA received 19 August 2016

Drainage Strategy PMC-239-500 P4 received 19 August 2016

Drainage Report prepared by Rushby Brewster received 19 August 2016

Reason: - To ensure provision of a satisfactory development.

- 3 The landscaping works shown on the approved plans [ref.GHD2093 Rev C Landscape Plan] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of 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, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be brought into use prior to the completion of all foul and surface water drains and sewers proposed to serve the site in full accordance with plans and particulars hereby approved by the Local Planning 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.

- 5 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: In the interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The car parking, cycle storage, servicing and other vehicular access arrangements within the site as shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.

Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 and site office during site clearance and construction of the development.
- Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
- Reason:** To safeguard the amenities of the locality and/or 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.
- 8 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 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 2012.
- 9 Prior to the commencement of any development activities, a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, August 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy.
- Reason:** To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.
- 10 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Ecological Survey (EcoSupport, August 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 the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

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

- (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 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 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.
- (7) 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.
- (8) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.
This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (9) The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

- (10) This permission was granted subject to a unilateral undertaking made under Section 106 of the Town & Country Planning Act 1990 dated 18 August 2016 which secures:
- (i) A contribution in respect to the Solent Recreation Mitigation Project;
 - (ii) Management of the communal areas;
 - (iii) Management and maintenance of SUDS; and
 - (iv) Monitoring and administration Fee.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 August 2016