



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:
Ms J Ford
Jaye Ford Architecture Ltd
Manleys
Manley Hill
Storrington
RH20 2LQ

For: Mr K Whittington
Whittington Designer Homes Ltd

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

Application Number: APP/16/00327

Site Address: 11 Bound Lane, Hayling Island, PO11 9HU

Proposal: Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point.

Further to your application received on 30 March 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 and landscaping.
Reason: The application is granted in outline only under the provisions of Article 5 of 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 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been 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 safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to the commencement of any development activities a single detailed scheme of ecological mitigation, compensation and enhancement measures (including but not necessarily restricted to):
- site plan showing all ecological mitigation measures;
 - details of site lighting;
 - details of reptile mitigation measures;
 - details of the ongoing management and monitoring of retained/enhanced habitats and who shall be responsible);
- shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the mitigation, compensation and enhancement measures detailed within the Baseline Ecology Survey Report, Bat Survey and Mitigation Report and Reptile Survey and Mitigation Report (Verdant Ecology Ltd, September 2015). Any such measures shall thereafter 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 Wildlife & Countryside Act 1981, National Planning Policy framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan Core Strategy 2011.
- 5 Prior to the commencement of the development hereby permitted an Arboricultural Method Statement in relation to any works proposed within the Root Protection Areas of the retained trees shall be submitted to and approved in writing by the Local Planning Authority. All works within the Root Protection Areas shall thereafter take place fully in accordance with the approved Arboricultural Method Statement.
Reason: To protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 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 character and appearance of the area and the amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

- 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 during site clearance and construction of the development.
 - (iii) The provision to be made for any site huts during the 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 shall commence unless a method statement to demonstrate the proposed method of controlling the reversing of vehicles from the site during construction has been submitted to and approved in writing by the Local Planning Authority. The approved method shall be used during the course of the construction period unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** In the interests of highway safety having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 Prior to the commencement of the development hereby permitted and in relation to the construction period, at least 10m of hardstand shall be provided within the site to accommodate deliveries in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The hardstand shall be retained and available for deliveries during the construction period.
- Reason:** In the interests of highway safety and prevent the blocking of Bound Lane during deliveries having due regard to policy CS20 of 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 layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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.

- 11 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.
Reason: To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.
- 12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 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.
- 14 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 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.
- 15 The development hereby permitted shall not be occupied unless and until further details of bin storage provision are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided and maintained on site.
Reason: To ensure that suitable bin stores are provided in the interests of the amenities and character of the development having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.
- 16 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

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

Highway Appraisal RGP Design Ltd dated 8th September 2015

Location Plan Licence No: 100019980

Proposed Site Plan Drawing No: 2732/01 D

Indicative Street Scene (plots 1, 2) Drawing No: 2732/02

Indicative House Type Elevations (Plots 4, 8) Drawing No: 2732/03

Indicative House Type Elevations (Plots 6, 7) Drawing No: 2732/04

Indicative House Type Elevations (Plots 3, 5) Drawing No: 2732/05

Indicative Floor Plan (plots 1, 2) Drawing No: 2732/06

Indicative Floor Plan (plot 3) Drawing No: 2732/07

Indicative Floor Plan (plot 4) Drawing No: 2732/08

Indicative Floor Plan (plots 5) Drawing No: 2732/09

Indicative Floor Plan (plots 6, 7) Drawing No: 2732/10

Indicative Floor Plan (plot 8) Drawing No: 2732/11

Highway Appraisal Horizontal Geometry Drawing no: 2015/D1020/SK01 Rev B

Vehicle Swept Path Analysis Junction - Refuse Vehicle Drawing No:

2015/D1020/SK02 Rev B

Vehicle Swept Path Analysis Junction - Refuse Vehicle Drawing No:

2015/D1020/SK03 Rev B

Vehicle Swept Path Analysis T-Head - Refuse Vehicle Drawing No:

2015/D1020/SK04 Rev A

Drainage Strategy Drawing no. 1633/D1.1 Rev B

Tree Survey Report - Verdant Ecology September 2015

Reptile Survey and Mitigation report - Verdant Ecology September 2015

A Baseline Ecology Survey Report - Verdant Ecology September 2015

Design and Access Statement - South Eastern Planning Services Ltd September 2015

A Bat Survey and Mitigation Report - Verdant Ecology September 2015

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,

Our Ref: APP/16/00327

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 were updated about issues after the initial site visit.

- (8) The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. In addition please note no new soakaways should be located within 5 metres of a public (or adoptable) sewer. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- (9) 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
- (10) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 21st July 2016 which requires:
Affordable Housing Contribution £176,711.36
Solent Recreation Mitigation Project Contribution £1,408.00
Ecological Mitigation and Management Plan
SUDS Arrangements

Our Ref: APP/16/00327

Management of the Land
Management Company

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 July 2016