



Havant
BOROUGH COUNCIL

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To:
Mr Stutchbury
Stutchbury Associates Limited
Rowhills
7 Claverton Drive
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For: Mr Henson
BCP (Havant) LLP

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

Application Number: APP/15/00284

Site Address: Site of Former Warehouse, Stanbridge Road, Havant

Proposal: Outline Application for demolition of existing building and structures and the redevelopment of the site with the erection of up to 11,363 sq m of accommodation for industrial and warehouse purposes, with a clear internal height of up to 12 m, within Use Classes B1, B2 and B8. Together with associated car and HGV parking and access, ancillary office and related facilities. Access and Scale to be determined, layout, appearance and landscaping reserved.

Further to your application received on 10 March 2015, which was valid from 17 March 2015, 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 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 Approval of the details of the appearance, layout and landscaping of the site **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development (except demolition and site clearance) is commenced. The landscaping details shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of all trees and shrubs to be

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planted and/or retained and timing provisions for completion of the implementation of all such landscaping works.

Reason: In order to secure a satisfactory development.

- 4 No development (except demolition and site clearance) hereby permitted shall commence until plans and particulars specifying the final alignment, width, gradient and type of construction proposed for all new and altered accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made 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 having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 5 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 No development (except demolition and site clearance) hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of the building(s) and ground levels surrounding the building(s) in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 No development (except demolition and site clearance) 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 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 in consultation with Southern Water

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 2012.

- 8 Development activities shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Habitat Survey (Delta-Simons, March 2015) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To provide ecological protection and enhancement in accordance with NPPF, NERC Act 2006 and Policy DM8 and CS11 of the Havant Borough Core Strategy March 2011 and the National Planning Policy Framework, March 2012.

- 9 If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.
Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Policy Framework, March 2012; Site investigation undertaken to date has not ruled out the possibility of a source of chlorinated solvent in soils within the curtilage of the site. If present, this contamination could be significant for controlled waters &/or human health.
- 10 The building shall not be occupied until detailed acoustic report has been submitted and approved at reserved matters stage. The detailed report must assess the final design of the building, operation of the service yard and noise impact of the proposed business activities and include any proposals relating to the installation of fixed noise making equipment e.g. refrigeration units, air conditioning, extract ventilation equipment, and so forth.
Reason: In the interests of protecting local residents from unreasonable noise levels which would be detrimental to the residential character of the area, and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 11 An Operational Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before occupation of the completed unit(s). This should consider the number & routing of Goods Vehicle trips, alongside any associated local impacts in relation to local highway capacity, congestion, or local air quality. If appropriate, the Traffic Management Plan should include measures to mitigate any identified adverse impacts, and be implemented as approved.
Reason: In the interests of local air quality, road network capacity & highway safety, and having due regard to policy DM10 and the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 12 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof waters shall not pass through the separator.
Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 13 The building shall not be occupied until space for the loading, unloading and parking of vehicles and cycles has been provided within the site, in accordance with a scheme to be approved at reserved matters stage. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 14 No development (except demolition and site clearance) 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 brought into use 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 15 No development (except demolition and site clearance) hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 16 No development (except demolition and site clearance) hereby permitted shall commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Application Plan TP 001 Cornish Architects received 13 May 2015
Existing Site Plan TP 002 Cornish Architects received 13 May 2015
Existing Elevations TP 003 Cornish Architects received 13 May 2015
Existing Floor plan TP004 Cornish Architects received 13 May 2015
Site Location Plan TP 005 Cornish Architects received 13 May 2015
Indicative Layout 1 TP006 rev D Cornish Architects received 6 May 2015
Indicative Proposed Elevations TP 007A/ 008 Cornish Architects
Indicative Section TP 009A Cornish Architects received 13 May 2015
Design and Access Statement Cornish Architects received 10 May 2015
Transport Assessment inc. Draft Travel Plan Vectos Transport received 10 May 2015
Planning Statement Stutchbury Associates Limited received 10 May 2015
Extended Ph 1 Habitat Survey Deltasimons received 13 May 2015
Ground Conditions Report Deltasimons received 13 May 2015
BREEAM Pre Assessment Watkins Payne received 13 May 2015
Sustainable Design and Construction Watkins Payne received 13 May 2015
Utility Supplier Information Document Watkins Payne received 10 May 2015
Drainage Report Baynham Meikle Partnership received 10 May 2015
Noise Assessment Sharps Redmore received 13 May 2015
Email dated 20 May 2015 from application agent regarding clarification of noise clarification

Reason: - To ensure provision of a satisfactory development.

- 18 The development shall be carried out only in accordance with the details of the submitted BREEAM Pre-Assessment prepared by Watkins Payne, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy

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 were updated about issues after the initial site visit.

- (8) A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
- (9) The grant of planning permission does not entitle you to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development permitted to be carried out you should apply without delay to either; Havant Borough Council in the case of a footpath or bridleway (under Section 257 of the Town and Country Planning Act 1990) or the Department of Communities and Local Government (CLG) for any other issues (under Section 247 of the Town and Country Planning Act 1990). A Health and Safety Risk Assessment should be carried out and if there is deemed to be a risk to users of the footpath.
- (10) Network Rail have provided a consultation response that has been publicised on the Council's website and of which the agent for the application has been made directly aware. This consultation response includes a number of Informatives and recommendations for this development proposal adjacent to the railway.
- (11) **Hours of work**
Demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Fridays, 0800hrs to 1300hrs Saturdays and not at all on Sundays and all recognised public holidays.
- (12) **Bonfires**
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.
- (13) **The applicant is required to set up on site facilities for:-**
i) wheel washing
ii) measures to control the emission of dust and dirt during construction
iii) measures to control noise and vibration during construction
iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- (14) The site lies within the groundwater Source Protection Zone 1c for the Bedhampton and Havant Springs. Before undertaking any detailed design work for operations that would penetrate the London Clay into the underlying Chalk Aquifer, including boreholes, deep soakaways and piling the applicant is advised to contact Portsmouth Water to discuss the development.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

09 June 2015