



Havant
BOROUGH COUNCIL

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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
2010
Grant of Outline Planning Permission**

Application Number: APP/14/00547

Site Address: Land west of Horndean Road and south of Southleigh Road

Proposal: Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels.

Further to your application received on 22 May 2014, which was valid from 26 August 2014, 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 following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:
 - (i) the scale of the development;
 - (ii) the appearance of the development
 - (iii) the landscaping of the site
 - (iv) the layout of all the buildings

Reason: In order to secure a satisfactory development.

Our Ref: APP/14/00547

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

Site Plan drwg. no 055/PL/02 rev B received 06/03/2015
Illustrative Masterplan drwg. no 1375/1001 received 21/08/2014
Illustrative Landscape Masterplan drwg. no 055/PL/03 rev A received 22/05/2014
Indicative Expanded Sections received 21/10/2014
Indicative Aerial Masterplan received 21/10/2014
Transport Assessment Part 1 and 2 received 04/06/2014
Archaeological Assessment received 22/05/2014
Landscape and Visual Impact Assessment received 22/05/2014
Design and Access Statement received 22/05/2014
Planning Statement received 22/05/2014
Statement of Community Engagement received 22/05/2014
Affordable Housing Statement received 10/06/2014
Ecology Summary Statement received 22/05/2014
Bat Report received 04/06/2014
Supplementary Bat Tree Climbing Report received 01/10/2014
Habitat Creation and Management Plan and Outline Mitigation Report and Summary Statement received 23/09/2014
Great Crested Newt Survey and Assessment received 22/05/2014
Reptile Survey received 22/05/2014
Phase II Vegetation Survey received 22/05/2014
Brent Goose Survey received 22/05/2014
Phase I Habitat Assessment received 22/05/2014
Ecological Walkover Assessment received 22/05/2014
Arboricultural Impact Assessment received 22/05/2014
Tree Survey Schedule received 22/05/2014
Tree Retention - Removals Plan received 22/05/2014
Tree Protection Plan received 22/05/2014
Flood Risk Assessment including appendices A, B,C,D,F, G received 22/05/2014
Amended Appendix E of the Flood Risk Assessment drwg.No 13-016/110 rev B received 17/09/2014
Phase I Geo-Environmental Site Assessment and Preliminary Phase II Geotechnical Site Investigation received 11 September 2014
Terra Firma response to Landscape Consultation received 11/09/2014
Wetland Retention Area drwg.no 13-016/124 received 24/11/2014
Flood Compensation Area drwg.no 13-016/123 received 24/11/2014
Walking & Cycling Audit received 12/11/2014
PIA Data Summary received 12/11/2014
Drawing TR_001 Access to Southleigh Road Access Rev R1 received 12/11/2014
Drawing TR_002 Access to Horndean Road Rev R2 received 12/11/2014
Drawing TR_003 Access to Southleigh Road Access Rev R1 received 12/11/2014
Drawing TR_004 Dropped Kerb Provision received 12/11/2014
TRICS Trip Rate Data received 12/11/2014
TEMPRO Data Emsworth Growth Rates received 12/11/2014
Warblington Station Level Crossing Barrier Closure Data AM/PM received 12/11/2014
Interim Travel Plan Rev 1 received 12/11/2014
Draft Travel Plan Costings received 12/11/2014
Layout Plan for Future Cycle Link Between Points X-Y, received 16/12/2014

Reason: - To ensure provision of a satisfactory development.

- 5 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 2012.
- 6 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.
- The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials used in constructing the development
 - iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - iv) site compound and storage of plant and materials used in constructing the development
- Reason:** To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 7 No development 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, including acoustic fences where appropriate 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 commence 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to hereby approved proposed and existing ground levels have been submitted to and approved by the Local Planning Authority.
- Reason:** In the interests of the amenities of the locality and having due regard to policies CS11.1, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development shall not be brought into use until space for the loading, unloading, parking and turning of vehicles has been provided within the site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Prior to the commencement of any development a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: site plan showing all ecological features; detailed measures to protect and retain existing habitats and species; lighting plan; location, extent, composition and ongoing management of mitigation/compensation/enhancement habitat) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Habitat Creation and Management Plan and Outline Mitigation Proposals report (The Ecology Co-op, March 2014). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority and all mitigation features shall be retained and maintained in perpetuity.
Reason: To provide ecological protection and enhancement in accordance with policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 201, the National Planning Policy Framework 2012, Conservation Regulations 2010, Wildlife & Countryside Act 1981, and NERC Act 2006.
- 12 Prior to commencement to submit plans of how the road layout of the site will be designed so as to discourage through traffic between Southleigh Road and Horndean Road from using the sites internal road layout. Any agreed traffic calming feature shall be provided prior to the occupation of the first 25 dwellings constructed.
Reason: To reduce the likelihood of vehicles 'rat running' through the development in order to ensure the safety of pedestrians and cyclists within the development and having due regard to policies CS20 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Prior to commencement of any development to submit plans and particulars for approval in writing by the Local Planning Authority showing the detailed proposals for how the internal layout of the site allows for the future provision of a southern pedestrian and cycle access.
Reason: To provide the ability to create a future link for a cycle route to the south of the site in the interest of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 No development shall take place until a detailed design for the proposed relocated route of the watercourse crossing the development has been submitted to and approved in writing by the local planning authority.
The design will need to:

1. Demonstrate that the capacity of the watercourse will not be reduced as a result of the development. Design information to include location plans, calculations and cross sections.

2. Provide detail of any structures including control structures and new headwalls.

Reason: To ensure that flood risk does not increase as a result of the proposed relocation of the watercourse and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

15 No development shall take place until a detailed design for the proposed wetland area has been submitted to and approved in writing by the local planning authority. The design will need to:

1. Demonstrate that the wetland area provides sufficient compensatory storage for the proposed land raising elsewhere on site. Design information to include location plans, calculations and cross sections. If the wetland is able to provide additional storage the standard of protection associated with this must be quantified.

2. Provide detail of any structures including control structures and new headwalls.

Reason: To ensure that flood risk does not increase as a result of the proposed land raising on site and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

16 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in

writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year (with an allowance for climate change) will not exceed the run-off from the existing site following the corresponding rainfall events. The drainage scheme should:

1. Provide an assessment of how the site is currently drained, its existing runoff rates and the proposed runoff rates. It should demonstrate that the combined flow from the proposed development does not exceed existing rates.

2. Demonstrate the surface water run-off generated up to and including the 1 in 100 year an allowance for climate change will not exceed the run-off from the existing site following the corresponding rainfall event.

3. Demonstrate the measures employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving waters.

4. Include details of how the scheme shall be maintained and managed after completion. This shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

5. A timetable for its implementation

6. A written summary of the scheme, including supporting calculations.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 17 No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the newly realigned watercourse, newly created wetlands and existing pond shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, roads, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zones
- details of any proposed planting scheme, which should consist of only native species.
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including
- adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 18 No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 19 No development shall take place until the proposed realigned watercourse and newly created wetlands, (formed of the Wetland Retention Area and Flood Compensation Area), are constructed in accordance with a scheme and method statement to be submitted to and approved in writing by the local planning authority. The scheme shall include the following:

- The timing of the works
- Cross sections of the proposed realigned watercourse and proposed wetlands
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
- The ecological enhancements as mitigation for the loss of habitat resulting from the development

- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works.
- Any necessary mitigation for protected species
- Construction methods
- Any necessary pollution protection methods
- Details of the exact realignment of the watercourse and details of any bed material that may be imported to site. We would expect to see a two stage channel with wetland berms creating sinuosity and providing some natural variability rather than a linear, uniform channel. The works shall be carried out in accordance with the approved method statement.
- Method to ensure topsoil conservation for flood compensation area which is to remain as agricultural land

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 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, including interalia details of Sustainable Drainage Systems and their maintenance, land drainage and off site sewer works have been submitted to and approved 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 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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 No development shall commence until a revised Arboricultural Impact Assessment and Method Statement relevant to any reserved matters layout has submitted to and agreed in writing by the Local Planning Authority. The proposed works shall be carried in accordance with the approved details.

Reason: to ensure the trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 22 Prior to commencement, full details of existing and proposed levels for the water compensation area shown on plan 13-016/110 rev B (Appendix E of Submitted Flood Risk Assessment), shall be submitted/agreed by LPA. Re-levelling in accordance with the approved plans shall be carried out prior to the construction of any dwelling the subject of this permission. Resulting levels and gradients shall not be increased at any time thereafter without approval of LPA.

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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 No development shall take place 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 CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 24 The existing hedge that forms the boundary treatment to the northern and eastern boundaries of the site shall be retained at an average height of more than 2.5m except where it is necessary to be removed to form the access points into the development hereby agreed.

Reason: To ensure that measures are provided in the interests of the visual amenity of the local area having due regard to policies CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

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 6571.
- (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, Public Service Plaza, 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 and following the receipt of consultee responses.
- (8) The applicant/developer 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, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- (9) **1) 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.
- (10) **Lorry/HGV routing** should avoid North Street /railway bridge in Emsworth.
- (11) **Hours of work:** demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
- (12) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 20 April 2015.

Julia Potter
Executive Head - Economy and Planning
29 April 2015