



Havant
BOROUGH COUNCIL

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To:
Mr Bullen
Plum Architects Ltd
1 Victoria Square
Lee-on-the-Solent
PO13 9NB

For: Mrs Chambers
Fiskal Ltd

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

Application Number: APP/15/00408

Site Address: 82A Jubilee Road, Waterloooville, PO7 7RE

Proposal: Outline application for removal of existing commercial buildings and construction of 3No. detached 2 bed houses; with appearance and landscaping reserved.
(Revised application).

Further to your application received on 13 April 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 Approval of the details of the appearance of the proposed development, and the landscaping of the site, hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.
- 3 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.

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

PA13-119:03 (Proposed Site Layout)

PA13-119:04 (Proposed Plans and Site Sections)

Reason: - To ensure provision of a satisfactory development.

- 5 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 and ridges of the proposed buildings and the surrounding ground levels, in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of nearby dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by any such Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of the dwellings hereby approved and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall not be brought into use until the spaces for the parking of vehicles have been provided within the site, and surfaced and marked out in accordance with the approved details and any other details subsequently agreed in writing with the Local Planning Authority. Two such spaces shall be allocated to each dwelling and thereafter shall 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.

- 8 The development shall be carried out in full accordance with the Arboricultural Impact Appraisal and Tree Survey prepared by Sapling Arboricultural Ltd and received by the Local Planning Authority on 14 April 2015. All protection measures contained therein shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.

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 CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall thereafter not be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupiers of nearby residential properties from light disturbance/pollution 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 Prior to the commencement of development approved by this planning permission, or at any other stage otherwise agreed in writing by the Local Planning Authority; a scheme to deal with the risks associated with potential ground contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded:
1. A Desk Study & Preliminary Risk Assessment identifying: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme based upon 1), appropriate to the scale of the site and the risks identified, to provide sufficient information for an assessment of the risks to all receptors that may be affected, including those off site.
 3. The results of the site investigation and risk assessment (2) and, if appropriate, a remediation or risk mitigation strategy based on these results giving full details of the measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of remedial measures, and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 11 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services and having regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan Draft Local Plan (Allocations) 2012 and the National Planning Policy Framework 2012.

- 13 Development activities shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (EcoSupport, October 2015) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation, compensation and enhancement features shall be maintained 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, NERC Act 2006, Policy CS11 of the Havant Borough Core Strategy 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 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 sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

- (8) Access and facilities to the development for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access to the proposed site should be in accordance with Hampshire Act 1983 Section 12 (access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

The following recommendations are advisory only and do not form part of any current legal requirement of the Hampshire Fire and Rescue Authority:

High reach appliances currently operated by the Hampshire Fire and Rescue Service exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building;

Additional water supplies for fire fighting may be necessary. You should contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals. Hampshire Fire and Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to: Protect Life; Protect Property, Heritage, the Environment and our Climate; Help promote and sustain Business Continuity; and Permit design freedoms and encourage innovative, inclusive and sustainable architecture. The use of AWSS can add significant benefit to the structural protection of buildings from damage by fire.

HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact on the wider community. Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Fire Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a controlled burn' may take place. This of course could lead to the total loss of the building and its contents. Premises occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages. Further guidance on preventing pollution can be found in the following Environment Agency publications: Managing Fire Water and Major Spillages: PPG18; Pollution Incident Response Planning: PPG21; Controlled Burn: PPG28.

Timber Framed Buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase. The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from <http://uktfa.com/> This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the

Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2). Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN1-902790-32-4), are available for purchase from the FPA (www.thefpa.co.uk) and from Construction Industry Press (www.cip-books.com).

- (9) Hours of Work: 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.
- (10) 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. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (11) Dust Control: 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 to 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

30 October 2015