



To:
Mr Higgins
Pro Vision Planning and Design
Grosvenor Court
Winchester Road
Ampfield
Winchester
SO51 9BD

For: Bellway Homes Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/14/00488

Site Address: Development Site North of, Goldring Close, Hayling Island

Proposal: Reserved matters application for 131No. open market and affordable dwellings including 10No. one bed dwellings, 25No. two bed dwellings, 52No. three bed dwellings, 40No. four bed dwellings and 4No. five bed dwellings with associated residential curtilages, parking and turning areas, public open space and surface water attenuation features; and discharge of conditions 5, 6, 10, 15 and 21 of Planning Permission APP/12/00966 approved by appeal APP/X1735/A/13/2192777.

Further to your application received on 09 May 2014, which was valid from 16 June 2014 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission APP/12/00966; and discharge of conditions 5, 6, 10, 15 and 21 of Planning Permission APP/12/00966 approved by appeal APP/X1735/A/13/2192777** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/12/00966 dated 17 July 2013.
- (ii) The following additional 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location 1543 P 01 received 12/05/2014
Block Plan 1543 P 02 rev J received 11/08/2014
Site Plan 1 of 5 P 03-1 rev E received 7/08/2014
Site Plan 2 of 5 P 03-2 rev D received 7/08/2014
Site Plan 3 of 5 P 03-3 rev D received 7/08/2014

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Site Plan 4 of 5 P 03-4 rev F received 11/08/2014
 Site Plan 5 of 5 P 03-5 rev E received 7/08/2014
 Fencing Plan 1543 P 04 rev B received 12/05/2014
 Housing Mix Plan 1543 P 05 rev B received 12/05/2014
 Existing Site Section AA 1543 P 06 received 12/05/2014
 Existing Site Section BB 1543 P 08 received 12/05/2014
 Proposed Site Section BB 1543 P 09 received 12/05/2014
 Existing Site Section CC 1543 P 10 received 12/05/2014
 Proposed Site Section CC 1543 P 11 received 12/05/2014
 Street Elevations P 12 received 12/05/2014
 Arboricultural Impact Appraisal and Method Statement received 21/07/2014
 Tree Protection Plan received 21/07/2014
 Landscape Proposals 1 of 5 ID591- 01 E received 31/07/2014
 Landscape Proposals 2 of 5 ID591- 02 D received 31/07/2014
 Landscape Proposals 3 of 5 ID591- 03 D received 31/07/2014
 Landscape Proposals 4 of 5 ID591- 04 D received 31/07/2014
 Landscape Proposals 5 of 5 ID591- 05 E received 31/07/2014
 Plant Schedule and Soft Landscaping Specification ID591-06 E received 28/07/2014
 Construction Management Statement V7 received 14/08/2014
 Construction Management Plan 001 rev C received 12/08/2014
 Footpath and Cycle Plan received 05/08/2014
 Flood Risk Assessment and Outline Drainage Strategy received 12/05/2014
 Planning Statement received 12/05/2014
 Design and Access Statement received 12/05/2014
 Biodiversity Mitigation, Enhancement and Management Plan received 16/06/2014
 Affordable Housing Statement received 12/05/2014
 Refuse Vehicle Tracking 4159-115 received 21/07/2014
 Email submitted by David Nash on the 11/08/2014 confirming that the acoustic fence will be dark green in colour
 Email from Peter Whiting on the 14/08/2014 titled Demolition Queries - Halyards Hayling Island

Dwelling Details

TYPE H 02 PLANS P-H02-01 rev A received 10/06/2014 and ELEVATIONS P-H02-02 received 12/05/2014
 TYPE H 06 PLANS P-H06-01 rev A received 10/06/2014 and ELEVATIONS P-H06-02 received 12/05/2014
 TYPE H 06 PLANS VARIANT P-H06-03 and ELEVATIONS VARIANT P-H06-04 received 11/08/2014
 TYPE H 07 PLANS P-H07-01 rev A received 10/06/2014 and ELEVATIONS P-H07-02 received 12/05/2014
 TYPE H 08 PLANS P-H08-01 rev A received 10/06/2014 and ELEVATIONS P-H08-02 received 12/05/2014
 TYPE H 09 PLANS P-H09-01 rev A received 10/06/2014 and ELEVATIONS P-H09-02 received 12/05/2014
 TYPE H 10 PLANS P-H10-01 rev A received 10/06/2014 and ELEVATIONS P-H10-02 received 12/05/2014
 TYPE H 11 PLANS P-H11-01 rev A received 10/06/2014 and ELEVATIONS P-H11-02 received 12/05/2014
 TYPE H 12 PLANS P-H12-01 rev A received 10/06/2014 and ELEVATIONS P-H12-02 received 12/05/2014
 TYPE H 13 PLANS P-H13-01 rev A received 10/06/2014 and ELEVATIONS P-H13-02 received 12/05/2014
 TYPE H 14 PLANS P-H14-01 rev A received 10/06/2014 and ELEVATIONS P-H14-02 received 12/05/2014
 TYPE H 15 PLANS P-H15-01 rev A received 10/06/2014 and ELEVATIONS P-H15-02 received 12/05/2014

TYPE H 15 PLANS VARIANT P- H15-03 and ELEVATIONS VARIANT P-H15-04 received 11/07/2014
 TYPE H 25 PLANS P-H25-01 rev A received 10/06/2014 and ELEVATIONS P-H25-02 received 11/05/2014
 TYPE H 25 PLANS VARIANT P-H25-03 rev A and ELEVATIONS VARIANT P-H25-04 rev A received 11/08/2014
 TYPE S 01 PLANS P-S01-01 rev A received 10/06/2014 and ELEVATIONS P-S01-02 received 12/05/2014
 TYPE S 02 PLANS P-S02-01 rev A received 10/06/2014 and ELEVATIONS P-S02-02 received 12/05/2014
 TYPE S 05 block A FLOOR PLANS P-S05-01 rev A, ROOF PLAN P-S05-02 rev A, ELEVATIONS SHEET 1 P-S05-03 rev A and ELEVATIONS SHEET 2 P-S05-04 rev A received 10/06/2014
 PLOTS 38-41 GROUND FLOOR PLANS P-B38-01, FIRST FLOOR PLANS P-B38-02, ROOF PLANS P-B38-03 ELEVATIONS SHEET 1 P-B38-04 and ELEVATIONS SHEET 2 B38-05 received 10/07/2014
 PLOTS 64-66 GROUND FLOOR PLANS P-B64-01, FIRST FLOOR PLANS P-B64-02, ROOF PLANS P-B64-03 ELEVATIONS SHEET 1 P-B64-04 and ELEVATIONS SHEET 2 B64-05 received 10/07/2014
 PLOTS 86-88 GROUND FLOOR PLANS P-B86-01, FIRST FLOOR PLANS P-B86-02, ROOF PLANS P-B86-03 ELEVATIONS SHEET 1 P-B86-04 and ELEVATIONS SHEET 2 B86-05 received 10/07/2014
 Garage P-GAR-01 received 12/05/2014
 Refuse + Cycles P-REF-01 received 12/05/2014
 Garden Store P-SHE-01 received 12/05/2014
 S+S sub station P-SUB-01 received 12/05/2014
 Materials Palette A & B P-PAL-AB received 12/05/2014
 Materials Palette C & D P-PAL-CD received 12/05/2014
 Materials Palette E & F P-PAL-EF received 12/05/2014
 Materials Palette G & H P-PAL-GH received 12/05/2014
Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence until the proposed 2.4 metre high acoustic fencing to the eastern site boundary shall be installed as shown on Construction Management Plan 001 rev C and shall remain in place until construction works are completed or unless otherwise agreed in writing with the Local Planning Authority
Reason: To ensure that measures are provided in the interests of bio-diversity and protected species having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 No development shall commence until a plan is submitted indicating which plots will be built with which material palette. No light weatherboarding shall be used at first floor level on dwellings adjacent to the eastern boundary of the site. The development shall thereafter be completed in accordance with the approved details.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 2008 Order, as amended, shall be erected within the curtilage of plots 14, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 45, 57, 64, 65, 66, 86, 87, 88, 106, 107, 127, 129, 128, 130 and 131 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the area and the root protection zones of the trees to be retained within the site having due regard to policies CS11, CS16 and DM8 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 alteration to the roofs of plots 1, 2, 3, 23, 24, 25, 52, 53, 54, 55, 56, 57, 59, 131, 130, 129, 128 and 127 hereby approved, including the addition of windows permitted by Part 1, Classes B and C of the 2008 Order as amended, shall be undertaken without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order no walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the 2008 Order as amended shall be erected to the rear boundaries of plots 131,130,129,128 and 127 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the protection of the eastern boundary hedge and having due regard to policies CS11, DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by Barrell Tree Consultancy dated 21 July 2014.
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.
- 9 The eastern boundary hedge shall be replanted and reinforced in accordance with the submitted landscaping proposals hereby approved and such landscaping works shall be implemented within the first planting season following the commencement of development on site unless otherwise agreed in writing with the Local Planning Authority
Reason: To ensure that measures are provided in the interests of the visual amenity of the adjacent AONB, bio-diversity and protected species having due regard to policies CS11, 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 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 Development Control 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) This permission was granted subject to a Deed of Variation dated 25 September 2014 to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 which secures a variation with regard to the change in housing mix from that approved by outline consent APP/12/00966 Inspectorate ref; APP/X1735/A/13/219277.
- (9) This permission should be read in conjunction with outline planning permission APP/12/00966 and you are advised that development should not commence unless all outstanding conditions have or can be complied with. This reserved matters planning consent includes the formal discharge of the following pre-commencement planning conditions of outline planning permission APP/12/00966; 5,6,10,15 and 21.
- (10) Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building demolition - should this occur, further advice should be sought from Natural England and/or a professional ecologist.



Mr Chris Murray
Service Manager (Planning Development)

29 September 2014