



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

Mr Collett
Barratt Homes Southampton
Tollbar House
Tollbar Way
Hedge End
SO30 2UH



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

Application Number: APP/14/00767

Site Address: Land at Nursery Fields, Denvilles, Havant

Proposal: Erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.

Further to your application received on 21 July 2014, which was valid from 12 August 2014, Havant Borough Council, as Local Planning Authority **Grants 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 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the dwellings and community building hereby permitted shall be carried out in accordance with the materials indicated on the submitted Materials Layout Plan Drawing No. P974/RP/03 Rev L.
Reason: In the interests of 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.

Our Ref: APP/14/00767

- 3 Construction of the dwellings hereby permitted shall not 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 existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

Proposed layout - levels

22441/101

- 4 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 (including semi-permeable materials) have first been submitted to and approved in writing by the Local Planning Authority. The development 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

surface finishes - 22441/301

- 5 Construction of the dwellings hereby permitted shall not commence above slab level 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 first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

EXTERNAL WORKS - P974/EXT/01 REV N
02 REV L

- 6 The proposed works must be carried out in accordance with the Arboricultural Impact Assessment for Phase 2 re-plan ACD Arboricultural, dated 10th July 2014 to be read in conjunction with the Arboricultural Impact Assessment & Method Statement ACD Arboriculture Rev C submitted in relation to planning application APP/13/00752 unless otherwise agreed in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow 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 1.6 metres height 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 CS11 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012

- 7 The construction of the Community Building hereby permitted shall not commence unless and until details of the service runs to this building are submitted to and approved in writing by the Local Planning Authority. Service runs to the building shall subsequently be constructed and maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of existing trees and hedgerows and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

Community services

22441/1401.

- 8 The dwellings and community building hereby permitted shall not be occupied/brought into use until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution have 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. The approved details should be adhered to at all times.

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.

Engineering layout

4884:07 Rev D. 02 Rev C 03 Rev C.

- 9 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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 National Planning Policy Framework 2012.

4884:07 Rev D 02 Rev C 03 Rev C.

- 10 The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement submitted in relation to planning permission APP/12/01222 unless otherwise agreed in writing.

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) 2011 and National Planning Policy Framework, March 2012.

- 11 All the garages hereby permitted shall be made available for the parking of motor vehicles at all times and shall not be converted into living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

- 12 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 No dwelling or building shall be occupied/brought into use until space for the loading, unloading and parking of vehicles serving it has been provided within the site and 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.
- 14 The buildings hereby permitted shall not be occupied/brought into use until a specification of the provision to be made for the storage and disposal of refuse has been submitted to and approved in writing by the Local Planning Authority and the approved specification for refuse has been completed and implemented in full accordance with such an approved specification. Thereafter the approved specification shall be maintained unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenity 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.
- 15 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.
- 16 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the first occupation of the last dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.

- 17 In addition to the landscaping shown on the submitted plans the community building hereby permitted shall not be brought into use unless and until additional landscaping has been provided to the northern site boundary adjacent to the community building in accordance with a planting scheme to be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.
- 18 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 20 No bonfires shall be allowed on site during the period of demolition, clearance and construction.
Reason: To protect the amenity of existing residents in the vicinity of the site during construction 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.
- 21 Clearance of suitable bird nesting habitat (including vegetation and buildings) shall only take place between September to mid-March (inclusive). If this is not possible then a pre-clearance check for occupied birds nests shall be undertaken by a suitably experienced ecologist. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.
Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

- 22 Prior to the occupation of the development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.

Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

Ecology

- 23 No development hereby permitted shall commence until such time as a surface water drainage scheme, 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 scheme shall be fully implemented before the dwellings are occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
- ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
- iii. a timetable for its implementation of i. above; and
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

See ex.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 24 Prior to development commencing on site, a scheme to deal with the risks associated with identified 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, in writing by the Local Planning Authority.

- 1. A site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.

*all contamination
info*

3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

- 25 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy, and the National Planning Policy Framework, March 2012.

- 26 The dwellings hereby permitted shall not be occupied unless and until double glazing is provided such that in all dwellings the maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided does not exceed:

Daytime 38 dB LAeq, 16h

Nighttime 30dB LAeq, 8hr

Reason: To prevent future owners being exposed to unacceptable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Phase 2, Replan Planning Layout Drawing No. P974/RP/01 Rev N
Phase 2, Replan Planning Layout Drawing No. P974/RP/02 Rev M
Phase 2, Replan Materials Layout Drawing No. P974/RP/03 Rev L
Community Centre Site Layout Drawing Number P974/CC/03 Rev B
Plots 1-35 & Community Centre Location Plan Drawing No. P974/RP/04 Rev B
Community Centre Plans Drawing No. P974/CC/01 Rev D
Community Centre Elevations Drawing No. P974/CC/02 Rev C
Replan - Street Scenes Drawing No. P974/RP/SS/01 Rev E
Type MO (Morpeth) Floor & Roof Plans Drawing No. P974.RP.MO.01
Type MO (Morpeth) Elevations Drawing No. P974.RP.MO.02
Type BAR (Barwick) Plans & Elevations Drawing No. P974.RP.BAR.01

Type TIV (Tiverton) Plans & Elevations Drawing No. P974.RP.TIV.01 Rev B
 Type Rochester (Classic Brick) Plans Drawing No. P974.RP.RO.01 Rev A
 Type Rochester (Classic Brick) Elevations Drawing No. P974.RP.RO.02 Rev B
 Type Rochester (Classic Render) Plans Drawing No. P974.RP.R.03 Rev A
 Type Rochester (Classic Render) Elevations Drawing No. P974.RP.RO.04 Rev B
 Type W (Woodvale) Floor & Roof Plans Drawing No. P974.RP.W.01
 Type W (Woodvale) Elevations Drawing No. P974.RP.W.02
 Type Y (York) Floor & Roof Plans Drawing No. P974.RP.YO.01
 Type Y (York) Elevations Drawing No. P974.RP.YO.02
 Single Garages Plans & Elevations Drawing No. P974.RP.GAR.01
 Single & Pair Garages Plans & Elevations Drawing No. P974.RP.GAR.02
 Triple Garage Plans & Elevations Drawing No. P974.RP.GAR.03
 Landscape Proposals Drawing No. BSH 18623 13B
 Landscape Proposals Drawing No. BSH 18623 15B
 Landscape Proposals Drawing No. BSH 18623 16A
 Landscape Proposals Drawing No. BSH 18623 19A
 Landscape Proposals Drawing No. BSH 18623 20
 Landscape Proposals Drawing No. BSH 18623 21
 Overall Plan Drawing No. BSH 18623 30
 Planning, Design and Access Statement July 2014
 Letter MJA Consulting Ref: CP/14:0432/4884 dated 10th July 2014
 Planning Levels and Drainage strategy Drawing No. 5043:P01
 Flood Risk Assessment Rev I - April 2013
 FRA Appendix A - Development Foul & Surface Water Strategy
 Development Overall Surface Water Strategy Drawing No. 4527:70 Rev D
 Development overall Foul drainage Strategy Drawing No. 4527:P02
 FRA Appendix B - Topographical Survey
 Site Survey Drawing No.36DV001
 FRA Appendix C - Infiltration Test Results - Wilson Bailey 18.01.13
 Infiltration Plan and Test Results
 FRA Appendix D -Pre/Post Development Flow Rates
 FRA Appendix E - Groundwater Monitoring & Borehole Location Plan - Wilson Bailey
 FRA Appendix F - SUDS Management & Maintenance Plan
 FRA Appendix G - Attenuation Ponds Calculations
 Drainage Sections Drawing Number 4527:71
 Appendix H - Environment Agency Correspondence
 Affordable Housing Viability Report 17th July 2014
 Framework Travel Plan July 2014
 Transport Assessment Addendum July 2014
 Arboricultural Impact Assessment for Phase 2 re-plan ACD Arboriculture dated 10th July 2014
 Ecological Assessment Aluco Ecology dated April 2013
 Addendum to Information for Habitats Regulations Assessment Aluco Ecology dated July 2014
 Sustainability Statement Barratt Homes
 Swept Path Analysis Drawing No: 141350/AT/D01 Rev A

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 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 Plaza or by telephoning 023 9244 6015.
- (1) 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,
 - You were updated about issues after the initial site visit.
- (2) This permission was granted subject to a deed of variation dated 12th June 2015 relating to an agreement dated 12th June 2013 made pursuant to Section 106 of the Town and Country Planning Act 1990 and relating to the original planning permission reference APP/12/01222.

The deed of variation includes Covenants to Havant Borough Council:

Playing Space Contribution £14,800
Open Space and Play area requirements
Management Company requirements
Allotment provision
Employment and Skills requirements
Affordable housing requirements (in relation to the wider scheme)
Solent Ecological Mitigation Contribution £1,645.40

The full S106 requirements are set out in the original Section 106 agreement as varied by the Deed of Variation.

- (3) The development hereby permitted is liable to the Councils adopted Community Infrastructure Levy which would require a CIL contribution of £263,628. The applicant has offered the provision of infrastructure payment in lieu of a financial contribution by the provision of a Community Building. Havant Borough Council have under Regulation 73A and 73B of the Community Infrastructure Levy Regulations (as amended 2014) approved this infrastructure payment approach. The provision of the community Building is subject to the completion of a CIL Land and Infrastructure Agreement.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

12 June 2015