



Havant
BOROUGH COUNCIL

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To:
Mr Nash
Bellway Homes Ltd Wessex
Bellway House
Embankment Way
Bellway House
Ringwood, Hampshire
BH24 1EU

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

Application Number: APP/14/00774

Site Address: Barncroft Infant School, Barncroft Way, Havant

Proposal: Reserved Matters Approval application for 34 open market and affordable dwellings relating to layout, scale, appearance and landscaping following outline planning permission APP/11/01082.

Further to your application received on 23 July 2014, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 4 of Outline Planning Permission APP/11/01082** 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/11/01082 dated 26 June 2013
- (ii) The plans and other documents submitted with regard to your application, and
- (iii) The following additional conditions:

Conditions:

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

Layouts

Site Layout SL01 Rev N
Location Plan LP01
Affordable Housing Layout AHL01 Rev E
Materials Layout ML01 Rev H
Street Scene Elevations SE01 Rev E
Refuse Bin Location RBL01 Rev A

Our Ref: APP/14/00774

House Types

House Type HO6 Floor Plans and Elevations HT.HO6.pe Rev B
House Type HO6 - Variation A Plans and Elevations HT.H06-A.pe Rev B
House Type HO7 Floor Plans and Elevations HT.HO7.pe Rev B
House Type H08BW Floor Plans and Elevations HT.H08BW.pe Rev A
House Type H13 Floor Plans and Elevations HT.H13.pe Rev B
House Type H13BW Floor Plans and Elevations HT.H13BW.pe Rev A

Plot Drawings

Plots 9-10 & 27-28 Elevations P.9-10.e Rev B
Plots 9-10 & 27-28 Floor Plans P.9-10.p Rev B
Plots 15-16, 19-20, 30-32, 32-33 Elevations P.15-16.e Rev B
Plots 15-16, 19-20, 30-32, 32-33 Floor Plans P.15-16.p Rev B
Plots 21-22 Elevations P.21-22.e Rev C
Plots 21-22 Floor Plans P.21-22.p Rev C
Plots 23-26 Elevations P.23-26.e Rev C
Plots 23-26 Floor Plans P.23-26.p Rev B

Garages

Single Garage Floor Plans and Elevations GAR01.pe Rev A
Twin Garage Floor Plans and Elevations GAR02.pe Rev B
Shed Floor plans and elevations SH.01

Other

Landscape Proposals ID593.01C
Engineering details - Footpath Cross-Sections 1423-510-02 B
Engineering details - Refuse Vehicle Tracking 1423-510-01 A

Reason: - To ensure provision of a satisfactory development.

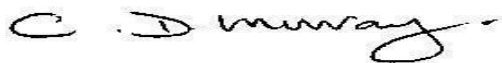
Other Important Information:

- (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 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/pes.
- (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) This permission should be read in conjunction with outline planning permission APP/11/01082 dated 26 June 2013 and you are advised that development should not commence unless all conditions have or can be complied with.
- (8) This permission was granted subject to a Deed of Variation dated 12th November 2014 to the original planning obligation agreement made in respect of outline application APP/11/01082 under Section 106 of the Town & Country Planning Act 1990 dated 18th June 2013; the Deed of Variation allowing for the phased manner of delivery of the wider site and providing for an Affordable Housing Contribution in lieu of part of the on-site affordable housing provision (equivalent to 0.2 of a unit).
- (9) 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



Mr Chris Murray
Service Manager (Planning Development)

12 November 2014