



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant
www.havant.gov.uk

Mr G Beck
Luken Beck Ltd
30 Carlton Crescent
Southampton
SO10 2EW

For: David Wilson Homes

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/14/00232

Site Address: Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant

Proposal: Construction of 46 dwellings, including 30% affordable, comprising 11 No. 5 bed, 21 No. 4 bed, 8 No. 3 bed and 6 No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.

Further to your application received on 03 March 2014, which was valid from 17 April 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 No development shall take place until the applicant has completed a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

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Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 4 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 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, shared drives 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 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 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 has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. Notwithstanding the details already submitted the scheme shall provide for supplemental tree planting to the rear of Unit 5 and for reinforcement of the northern boundary.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The proposed works must be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy dated 23 May 2014 Ref 13373-AIA3-PB and the Tree Protection Plan Ref: 13373-BT4.

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) 2011 and National Planning Policy Framework, March 2012.

- 10 Unless agreed otherwise in writing by the Authority, the dwellings shall not be occupied prior to the completion of the installation of all fencing approved for the northern, eastern and western boundaries. 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.

- 11 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

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.

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority and no materials shall be stored anywhere else on the site throughout the contract period.

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.

- 13 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved 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 when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same 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 having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 15 Prior to the commencement of the development hereby approved, a scheme to address the potential risks posed by soil gas 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 programme of soil gas monitoring utilising the existing gas monitoring wells installed as part of the Wilson Bailey Ground Investigation, including sampling undertaken during at least one period of falling atmospheric pressure, for the purpose of informing an appropriate assessment of the requirement (or otherwise) for gas protection measures to be incorporated within the proposed dwellings.
 2. The results of the soil gas monitoring and appropriate assessment (1), and if appropriate, a method statement based on these results giving full details of the soil gas protection measures required and how they are to be undertaken.
Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from possible made ground within nearby chalk-pits, or the geological transmittance of soil gasses from formerly licensed landfill sites located to the south, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy)2011 and National Planning Policy Framework 2012
- 16 Prior to the occupation of the dwellings a verification report shall be prepared on completion of implementation of required gas protection measures [if any], confirming that installation is in accordance with the method statement (2), and setting out any necessary measures for maintenance, further monitoring and reporting, if appropriate.
Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from possible made ground within nearby chalk-pits, or the geological transmittance of soil gasses from formerly licensed landfill sites located to the south, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy)2011 and National Planning Policy Framework 2012
- 17 Prior to the commencement of construction of any part of the development approved by this Planning Permission, a protocol for the identification and assessment of possible historic unexploded ordnance (UXO) shall be submitted to and approved in writing by the Local Planning Authority
If, during development, any suspected historic ordnance is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved protocol shall be observed throughout the undertaking of all relevant construction activities (i.e. installation of foundations, buried services & SUDS).

Reason: The site is adjacent to former military encampments and within a distance from former military and manufacturing activities likely to have been targeted by aerial bombardment during the 2nd World War, such that the presence of unexploded ordnance is not considered implausible. The previously undeveloped status of the site increases the possibility that any ordnance present could have remained undisturbed to date. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Draft Havant Borough Local Plan (Allocations) Publication Version, October 2013 and National Planning Policy Framework 2012.

- 18 No development hereby permitted shall be occupied prior to the completion of the roadworks substantially in accordance with the details shown indicatively in Figure 7 of the Transport Assessment of February 2014 by the Richard Parker Consultancy Ltd.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework March 2012.

- 19 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles and cycles and has been provided within the site, surfaced and marked out in accordance with the approved plans. 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.

- 20 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 22 Notwithstanding the details shown on the submitted plans all windows at or above 1st floor level in the east elevation of units 1, 16, 17, 34 and 46 hereby approved shall:

(i) be fixed shut or consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

(ii) shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy)2011 which forms part of the Local Development Framework and National Planning Policy Framework 2011.

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

Location Plan	P.01.001	*
Existing Site Plan	P.01.002	*
Site Sections A-C	P.01.06	*
Master Plan	P.01.10	D
Master Plan Coloured	P.01.11	*
Aerial Master Plan	P.01.12	*
Street Sections	P.01.13	*
Section between plots 12 and 21	P.01.14	
Landscape Hardworks	P.01.20	D
Landscape Softworks	P.01.21	A
Landscape Boundary treatments	P.01.22	D
House H577 (Portsdown) 1 of 2	P.01.30	*
House H577 (Portsdown) 2 of 2	P.01.31	*
House H454 (Portsdown) 1 of 2	P.01.32	*
House H454 (Portsdown) 2 of 2	P.01.33	*
House H421 (Portsdown) 1 of 2	P.01.34	*
House H421 (Portsdown) 2 of 2	P.01.35	*
House H414 (Portsdown) 1 of 2	P.01.36	*
House H414 (Portsdown) 2 of 2	P.01.37	*
House P341 (Portsdown) 1 of 2	P.01.38	*
House P341 (Portsdown) 2 of 2	P.01.39	*
House SH39 (Portsdown) 1 of 2	P.01.40	*
House SH39 (Portsdown) 2 of 2	P.01.41	*
House SH17 (Portsdown) 1 of 2	P.01.42	*
House SH17 (Portsdown) 2 of 2	P.01.43	*
Ancillary Buildings 1 of 2	P.01.44	*
Ancillary Buildings 2 of 2	P.01.45	*
Sheds	P.01.46	
Fire Tender and Refuse Tracking	4040-506	A
Portsdown Perspective 2	10774	
Portsdown Hill Forward Sight Distance		

Documents:

Planning, Design and Access Statement including:

- Waste Management Statement
- Statement of Community Involvement

FRA/Drainage Strategy/Feasibility Study – Cole Easdon

Transport Assessment and Travel Plan Draft 2 (23 April 2014) – Richard Parker Consultancy

Transport Cumulative Impact Note, (9 July 2014) – Richard Parker Consultancy

Consideration of Pedestrian Routes east of site (9 May 2014) – Richard Parker Consultancy

Ecology Report including reports of bats, dwarf spurge, reptiles and overwintering birds – WYG Ecology

Portsdown Wintering Birds Report (1 July 2014)
A083733

Noise Assessment – 24Acoustic

Landscape Visual Impact Assessment – ACD

Archaeology – L P Archaeology

Ground Investigation – Wilson Bailey (App 2 of FRA)

Barrell Tree Report 140516: 13373-A1A3 – PB (23 May 2014)

Barrell Drawing 140516: 13373-BT4

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.
- (4) 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.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 5th November 2014 which requires:

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- The provision of 30% affordable housing with an appropriate mix of tenures
 - An education contribution of £232,622
 - An ecological mitigation plan
 - A contribution of £172 per dwelling towards the Solent Disturbance Mitigation Project
 - The provision of a Residential Travel Plan
 - The funding of the TRO process and subsequent works to be met
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- The submission of management arrangements for new roads and drives, including street cleaning and street lighting and for managing parking within the site
 - The submission of management arrangements for SUDs and open spaces and maintenance arrangements
 - An Employment and Skills Plan for the construction phase of the development.



Mr Chris Murray
Service Manager (Planning Development)

06 November 2014