



Havant
BOROUGH COUNCIL

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

Application Number: APP/14/00800

Site Address: Land at Harts Farm Way, Havant

Proposal: Installation of Generator Compound

Further to your application received on 30 July 2014, which was valid from 19 December 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 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.
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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the compound hardstanding shall be passed through a 'forecourt' class oil separator designed and constructed to have a capacity compatible with the fuel storage and refueling arrangements implemented. Roof waters shall not pass through the separator.
Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.
- 4 The Generator Compound hereby approved shall not be brought into use unless and until the proposed acoustic fencing has been provided in accordance with the submitted details.
Reason: In order to reduce noise pollution in the area having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, September 2014) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 No development shall take place other than in full accordance with the methodology and tree protection measures as prescribed in the Arboricultural Method Statement by Arbtech Consulting Limited dated 15th October 2014 and Tree Protection Plan Drawing Number Arbtech TPP 01. The tree protection requirements shall thereafter remain in place as detailed.
Reason: To ensure that the proposed development has an acceptable impact on trees and the character and appearance of the area having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan Drawing No HA-LP-01-E
Compound Location Drawing No. HV-SP-02 Rev F
Compound Layout Drawing No HV-SP-01 Rev F
Typical Elevations A3 Drawing No PG-SP-03 Rev A
General Arrangement Drawing No PDTV90038
Elevations and Plan Generator Unit Drawing No 04
Morgan Marine Ltd Manufacturing Information Drawing No A2 24891 GA
Morgan Marine Ltd Manufacturing Information Drawing No A2 24891 GA
PeakGen Havant – Design and Access Statement
PeakGen Havant Generation Plan –Site Selection Details
PeakGen Havant Technical Specification
SEEDA Utilities Report
Ian Sharland Ltd Acoustic Design Specification v.3
Arbtech Tree Survey dated 26th September 2014 (1)
Tree Plan Arbtech Consulting TCP 01
Arbtech Arboricultural Method Statement 15th October 2014
Tree Protection Plan Drawing No. Arbtech TPP 01 October 2014
Arboricultural Impact Assessment Drawing No. Arbtech AiA 01
Photographs Fuel delivery lorry
Extended Phase 1 Ecological Assessment ECOSA September 2014
Bat Tree Assessment ECOSA dated 19th December 2014
Photograph of similar installation
Photographs of Fencing/Lighting and CCTV Camera
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 were updated about issues after the initial site visit.

- (2) The applicant is advised that the Highways Agency have requested that an Operational Management Plan setting out how any potential risks of storing flammable materials at the site will be managed. A copy of the Highway Agency's consultation response is attached.



Julia Potter
Executive Head - Economy and Planning

13 February 2015