



Havant
BOROUGH COUNCIL

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To:
Tetlow King Ltd
Building 300, The Grange
Romsey Road
Michelmersham
Romsey
SO51 0EA

For: Redrow Homes Southern Counties

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

Application Number: APP/14/00032

Site Address: Berewood Phase 2 Development Site, London Road, Purbrook, Waterlooville

Proposal: **Reserved Matters Application for 246 residential dwellings, phase 2 of the Berewood development within the West of Waterlooville MDA development (to meet the requirements of Condition 6), together with discharge of Conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan), of Outline permission APP/10/00828.**

Further to your application received on 13 January 2014 (which was valid from 27 January 2014) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions 6(i) a, b, c & d and other Conditions 6 (ii) a, b, c, d, f, h, i, j, k, l, m and n, 3, 4, 11 and 16 of Outline Planning Permission 10/00828** 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 10/00828/ dated 18/04/2012.
- (ii) The plans and other documents submitted with your application.
- (iii) The following additional conditions:

Conditions:

- 1 No development shall take place until the applicant has secured the implementation of a further programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
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 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00032

- 2 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 Local Plan (Core Strategy) 2011.
- 3 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.
Reason: To ensure that adequate on-site parking and turning facilities are made available and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The garages and integral carports hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The cycle parking hereby permitted shall be retained and kept available for the parking of cycles at all times.
Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.
Reason: To ensure that the roads and footways are constructed to a satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7 The dwellings hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
Reason: To ensure a sustainable form of development consistent with the objectives of the National Planning Policy Framework 2012 and to accord with the requirements of the approved Design Code and the conditions in the outline planning permission, and having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.
- 8 Notwithstanding the plans submitted with the application, no development shall commence until a revised boundary treatment plan is submitted to and approved in writing by the local planning authority. The revised plan should indicate additional hedgerow planting to the western boundary of the site with Purbrook Gardens adjacent to plots 126 – 130. The development must be carried out in accordance with the approved details.
Reason: To ensure a high quality environment and protect the amenity of the neighbours and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 No development hereby permitted shall commence until plans and particulars specifying the plots, roof location and details of photovoltaic or solar panels have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 10 The development hereby permitted shall be carried out in accordance with the approved plans, details and documents:

Application Form

Tetlow King letters:

18 March 2014

25 April 2014 (2 letters)

28 April 2014

1 May 2014

15 May 2014

22 May 2014

Site Layout SL.01 K

Coloured Site Layout CSL.01 B

Location Plan LP.01 C

Affordable Housing Layout AHL.01 E

Boundary Materials Layout BML.01 A

Dwelling Materials Layout DML.01 D

Surface Materials Layout SML.01 C

Site Survey SSUR.01

Phasing Plan PP.01 A

Compound Location Plan CLP.01 A

Street Elevations - 1 of 6 SE.01 A

Street Elevations - 2 of 6 SE.02 A

Street Elevations - 3 of 6 SE.03 A

Street Elevations - 4 of 6 SE.04 A

Street Elevations - 5 of 6 SE.05 A

Street Elevations - 6 of 6 SE.06 A

Adoption Layout ADL.01

Tracking Plan TP.01

Balcony Plan BALC.01

P229 Travel Distance Plan P229_TD01

Accommodation Schedule P

Sub Station GTC-E-SS-0012_R1-7

Estate Railings DET.01

Cut Rafter Eaves Detail CRED.01

Boundary Wall Details BWD-01

Boundary Wall Details BWD-02

Substation Details SS01.pe

Shed Details SHED01.pe

Plot 129 Cycle Way Detail Plot129_CWD01

Detail of Cycleway/Footway Along Western Boundary CWD02 A

Swale Crossover Construction Detail SCCD01

House Type Dart Var A - Plans & Elevations HT.DAR-A.pe B

House Type Dart Var B - Plans & Elevations HT.DAR-B.pe B

House Type Tavy Var A - Plans & Elevations HT.TAV-A.pe A

House Type Tavy Var B - Plans & Elevations HT.TAV-B.pe A

House Type Tavy Var C - Plans & Elevations HT.TAV-C.pe A

House Type Tavy Var D - Plans & Elevations HT.TAV-D.pe A

House Type Teme - Plans & Elevations HT.TEME.pe A

House Type Cambridge - Plans & Elevations HT.CAM.pe A

House Type Harrogate Var A - Plans & Elevations HT.HAR-A.pe A

House Type Harrogate Var B - Plans & Elevations HT.HAR-B.pe A

House Type Kenilworth - Elevations HT.KEN.e B

House Type Kenilworth - Floor Plans HT.KEN.p

House Type Kenilworth Var A - Elevations HT.KEN-A.e A

House Type Kenilworth Var A - Floor Plans HT.KEN-A.p

House Type Letchworth - Elevations HT.LET.e A

House Type Letchworth - Floor Plans HT.LET.p A

House Type Oxford + - Plans & Elevations HT.OXF+.pe A

House Type Oxford + Var A- Plans & Elevations HT.OXF+ -A..pe A

House Type Shaftesbury - Plans & Elevations HT.SHA.pe A

House Type Shrewsbury + Plans & Elevations HT.SHA+.pe A

House Type Shrewsbury+ VarA Plans & Elevations HT.SHA+A.pe A

House Type Stratford - Plans & Elevations HT.STR.pe A

House Type Stratford Var A - Plans & Elevations HT.STR-A.pe A

House Type Tower House - Elevations HT.TOW.e

House Type Tower House - Plans HT.TOW.p

House Type Warwick Var A - Plans & Elevations HT.WAR-A.pe A

House Type Warwick Var B - Plans & Elevations HT.WAR-B.pe A

House Type Warwick Var C - Plans & Elevations HT.WAR-C.pe A

House Type Windsor + - Plans & Elevations HT.WIND+.pe B

House Type Worcester + - Elevations HT.WOR+.e A

House Type Worcester + - Floor Plans HT.WOR.p

Garage - Single GAR01.pe

Garage - Twin GAR02.pe

Garage - Double GAR03.pe A

Bin Cycle Store - Blocks A,B &E BCS01.pe A

Plots 12-15, 231-234 Elevations Sheet 1 of 2 P12-15.e1

Plots 12-15, 231-234 Elevations Sheet 2 of 2 P12-15.e2

Plots 12-15, 231-234 Plans Sheet 1 of 2 P12-15.p1

Plots 12-15, 231-234 Plans Sheet 2 of 2 P12-15.p2

Plots 39-40, 109-110 Elevations P39-40.e A

Plots 39-40, 109-110 Plans P39-40.p A

Plots 41-44, 190-193, 202-205 Elevations Sheet 1 of 2 P.41-44.e1 A

Plots 41-44, 190-193, 202-205 Elevations Sheet 2 of 2 P.41-44.e2 A

Plots 41-44, 190-193, 202-205 Plans P.41-44.p

Flats Block B - Plots 101-106 Elevations Sheet 1 of 2 P.101-106.e1 A

Flats Block B - Plots 101-106 Elevations Sheet 2 of 2 P.101-106.e2 A

Flats Block B - Plots 101-106 Plans Sheet 1 of 2 P.101-106.p1 A

Flats Block B - Plots 101-106 Plans Sheet 2 of 2 P.101-106.p2 A

Flats Block C - Plots 111-118 Elevations Sheet 1 of 2 P.111-118.e1 B

Flats Block C - Plots 111-118 Elevations Sheet 2 of 2 P.111-118.e2 B

Flats Block C - Plots 110-118 Plans Sheet 1 of 2 P.111-118.p1 B

Flats Block C - Plots 110-118 Plans Sheet 2 of 2 P.111-118.p2 B

Flats Block D - Plots 119-120 Floor Plans & Elevations P.119-120.pe B

Plots 124-126 Elevations P.124-126.e A

Plots 124-126 Plans P.124-126.p A

Plots 131-133 Elevations P.131-133.e A

Plots 131-133 Plans Elevations P.131-133.p A

Plots 136-139,162-165 Elevations Sheet 1 of 2 P.136-139.e1

Plots 136-139,162-165 Elevations Sheet 2 of 2 P.136-139.e2

Plots 136-139, 162-165 Plans P.136-139.p

Plots 142-145 Elevations - Sheet 1 of 2 P.142-145.e1

Plots 142-145 Elevations - Sheet 2 of 2 P.142-145.e2 A

Plots 142-145 Plans Sheet 1 of 2 P.142-145.p1

Plots 142-145 Plans Sheet 2 of 2 P.142-145.p2

Plots 146-149 Elevations Sheet 1 of 2 P.146-149.e1

Plots 146-149 Elevations Sheet 2 of 2 P.146-149.e2 A

Plots 146-149 Plans P.146-149.p A

Plots 150-154 Elevations - Sheet 1 of 2 P.150-154.e1 A

Plots 150-154 Elevations - Sheet 2 of 2 P.150-154.e2 A

Plots 150-154 Plans P.150-154.p A

Plots 171-175 - Elevations Sheet 1 of 2 P.171-175.e1

Plots 171-175 - Elevations Sheet 2 of 2 P.171-175.e2

Plots 171-175 - Plans Sheet 1 of 2 P.171-175.p1

Plots 171-175 - Plans - Sheet 2 of 2 P.171-175.p2

Flat Block E - Plots 176-181 - Sheet 1 of 2 P.176-181 .e1 A

Flat Block E - Plots 176-181 - Sheet 2 of 2 P.176-181 .e2 A

Flat Block E - Plots 176-181 - Sheet 1 of 2 P.176-181 .p1 A

Flat Block E - Plots 176-181 - Sheet 2 of 2 P.176-181 .p2 A

Plots 210-215 Elevations - Sheet 1 of 2 P.210-215.e1

Plots 210-215 Elevations - Sheet 2 of 2 P.210-215.e2

Plots 210-215 Plans P.210-215.p

Flat Block A Plots 20-38 Elevations - Sheet 1 of 2 P20-38.e1 B

Flat Block A Plots 20-38 Elevations - Sheet 2 of 2 P20-38.e2 B

Flat Block A Plots 20-38 Plans - Sheet 1 of 3 P20-38.p1 A

Flat Block A Plots 20-38 Plans - Sheet 2 of 3 P20-38.p2 A

Flat Block A Plots 20-38 Plans - Sheet 3 of 3 P20-38.p3 A

Mayer Brown

Drainage Strategy Document 2

Proposed Foul & Surface Water Drainage Layout SHT 1 DR/01 B

Proposed Foul & Surface Water Drainage Layout SHT 2 DR/02 B

Engineering Layout SHT 1 RD/01 B

Engineering Layout SHT 2 RD/02 C

Proposed Road Sections SHT 1 RD/03 B

Proposed Road Sections SHT 2 RD/04 B

Street Lighting Layout SHT 1 RD/20 B

Street Lighting Layout SHT 2 RD/21 B

Design Check Sheet SHT 1 SK/01

Design Check Sheet SHT 2 SK/02

Proposed Tracking SHT 1 VT/01 B

Proposed Tracking SHT 2 VT/02 B

Swale crossover construction detail 2500

OUTLINE CEMP 1

CONDITION 11 CEMP 2

NOISE PROTECTION SCREENING 1

NOISE PROTECTION SCREENING ADDENDUM 3

CONDITION 11 CEMP ADDENDUM 1

RPS (Landscape)

Detailed Planting Plan - Sht 1 JSL2328_501 B

Detailed Planting Plan - Sht 2 JSL2328_502 B

Detailed Planting Plan - Sht 3 JSL2328_503

Tree & Shrub Schedule JSL2328_550

Tree in hard paved area detail JSL2328_401

Tree & Shrub Palette JSL2328_551 B

Design and Access Statement

Design and Access Statement Addendum D

Biodiversity By Design
Protected Species Mitigation Advice Note

Reason: - To ensure provision of a satisfactory development.

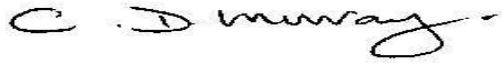
Other Important Information:

- (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/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:

Our Ref: APP/14/00032

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
- (8) The Planning Permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developers attention is drawn to the corresponding Planning Permission 14/00068/REM granted by Winchester City Council.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

24 June 2014