



Havant
BOROUGH COUNCIL

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To:
Provision Planning and Design
Grosvenor Court
Winchester Road
Ampfield
Winchester
SO51 9BD

For: Mr D Mussell
Crayfern Homes

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

Application Number: APP/13/00721

Site Address: Land South of Scratchface Lane, adjacent to A3M and West of Brooklands Road and Hillmead Gardens, Havant

Proposal: Reserved Matters Application for 92No. dwellings relating to landscaping and appearance following Planning Permission APP/13/00103.

Further to your application received on 18 July 2013, Havant Borough Council as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 3 (a) and (b) of Outline Planning Permission APP/13/00103** 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/13/00103 dated 15 July 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 not be occupied unless and until details and specifications of the provision of public benches/seating within the site including a timetable for its provision has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the amenity of the public realm and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The rooflights in the east facing elevation of unit 19 shall have a minimum sill height of 1.7 metres above finished first floor level.
Reason: To ensure that the rooflights are high level to prevent an unneighbourly impact to existing dwellings in Brooklands Road and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 The proposed 1.8 metre high close boarded fencing to the western site boundary shall be designed in accordance with the requirements of Azure Ecology Mitigation and Habitat Creation and Management Plan February 2013.
Reason: To ensure that habitat connectivity measures are provided in the interests of bio-diversity and protected species having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 The hedge to the central area of public open space to the north of Brooklands Stream shall be maintained with a maximum height of 1.2 metres unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that natural surveillance over the public open space is maintained whilst allowing for a sense of enclosure for the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the submitted drawings no fencing shall be erected within the root protection areas unless and until a Arboricultural Method Statement incorporating a comprehensive methodology demonstrating sound practice of tree protection has been submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be erected fully in accordance with the approved Arboricultural Method Statement. The timing of the fencing provision shall be in accordance with condition 14 of planning permission APP/13/00103.
Reason: To ensure the protection and retention of important trees having due regard to policy CS11 and CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevations of units 7 and 19 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough 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:

Design and Access Statement July 2013
Landscape Management Plan Dated 7th May 2013

Site Location Plan Drg No. 9982/P01
Site Layout Plan Drg No. 02.12_102g
Site Layout Plan sheet 1 Drg No. 02.12_105d
Site Layout Plan sheet 2 Drg No. 02.12_106f
Site Layout Plan sheet 3 Drg No. 02.12_107h
Site Layout Plan sheet 4 Drg No. 02.12_108g
Site Layout Plan sheet 5 Drg No. 02.12_109g
Street Scenes sheet 1 Drg No. 02.12_103d
Street Scenes sheet 2 Drg No. 02.12_104d
Site Sections Drg No. 02.12_113

Plot 1 Drg No. 02.12_200c
Plots 2 & 3 Drg No. 02.12_201b
Plots 4, 5 & 6 Drg No. 02.12_202b
Plots 7 and 8 Drg No. 02.12_238
Plots 9 & 10 Drg No. 02.12_204c
Plots 11 & 12, 32 & 33 Drg No. 02.12_205c

Plots 13 & 14 Drg No. 02.12_206a
Plots 15 & 16, 85 & 86 Drg No. 02.12_207b
Plot 17 Drg No. 02.12_208b
Plot 18 Drg No. 02.12_209b
Plot 19 Drg No. 02.12_210b
Plots 20 & 21 Drg No. 02.12_02.12_211c
Plots 22 & 23, 24 & 25 Drg No. 02.12_212b
Plots 26 & 27 Drg No. 02.12_213a
Plots 28 & 29 Drg No. 02.12_237a
Plots 30 & 31 Drg No. 02.12_214c
Plots 34, 35 & 36 Drg No. 02.12_215b
Plot 37 Drg No. 02.12_216a
Plots 38-45 Drg No. 02.12_217b
Plots 46-50 Drg No. 02.12_218a
Plot 51 Drg No. 02.12_219a
Plots 52-55 Drg No. 02.12_220a
Plots 56 & 57 Drg No. 02.12_221a
Plots 58 & 59 Drg No. 02.12_222b
Plots 60-63 Drg No. 02.12_223a
Plots 64 & 65 Drg No. 02.12_224b
Plots 66 & 67 Drg No. 02.12_225a
Plot 68 Drg No. 02.12_226a
Plots 69 & 70 Drg No. 02.12_227a
Plots 71 & 72 Drg No. 02.12_228b
Plots 73 & 74 Drg No. 02.12_229b
Plot 75 Drg No. 02.12_236
Plot 76 Drg No. 02.12_230c
Plot 77 Drg No. 02.12_231c
Plot 78 Drg No. 02.12_232a
Plots 79 & 80 Drg No. 02.12_233a
Plots 81 & 82, 83 & 84 Drg No. 02.12_203b
Plots 87-92 Drg No. 02.12_234a
Garages Plots 13 & 14 Drg No. 02.12_235a

Landscape Proposals Drg No. 1487-1001 02
Landscape Proposals Drg No. 1487-1002 04
Landscape Proposals Drg No. 1487-1003 02
Landscape Proposals Drg No. 1487-1004 02
Existing vegetation to eastern boundary

Reason: - To ensure provision of a satisfactory development.

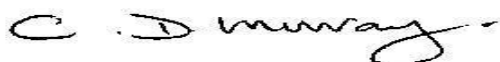
Other Important Information:

- (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:

You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

09 October 2013