



Havant
BOROUGH COUNCIL

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

Application Number: APP/13/00752

Site Address: Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road,
Havant

Proposal: Reserved matters application for erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, relating to appearance, landscaping, layout and scale.

Further to your application received on 30 July 2013, which was valid from 02 August 2013, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted of Outline Planning Permission APP/12/01222** 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/12/01222 dated 16 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:

Location plan - Drawing No. P974/LOC/01
Planning layout - Drawing No. P974/01 Rev G
Type H536 (Moorecroft) Floor and Roof Plans - Drawing No.P974.H536.01
Type H536 (Moorecroft) Elevations - Drawing No.P974.H536.02
Type H500 (Emerson) Floor and Roof Plans - Drawing No.P974.H500.01
Type H500 (Emerson) Elevations - Drawing No.P974.H500.02
Type H500 (Emerson) Elevations (Render) - Drawing No.P974.H500.03
Type H469 Floor and Roof Plans - Drawing No. P974.H469.01
Type H469 Elevations - Drawing No.P974.H469.02
Type H436 (Layton) Floor and Roof Plans - Drawing No.P974.H436.01

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Type H436 (Layton) Elevations - Drawing No.P974.H436.02
 Type T447 (Millwood) Floor and Roof Plans - Drawing No.P974.T447.01
 Type T447 (Millwood) Elevations - Drawing No.P974.T447.02
 Type P341 (Hadley) Plans and Elevations - Drawing No. P974.P341.01
 Type P315 (Oakfield) Plans and Elevations - Drawing No.P974.P315.01
 Type TH (Thornbury) Floor and Roof Plans - Drawing No.P974.TH.01
 Type TH (Thornbury) Elevations - Drawing No.P974.TH.02
 Type LIN (Lincoln) Floor and Roof Plans - Drawing No.P974.LIN.01
 Type LIN (Lincoln) Elevations - Drawing No. P974.LIN.02
 Type FAR (Farringdon) Floor and Roof Plans - Drawing No. P974.FAR.01
 Type FAR (Farringdon) Elevations - Drawing No. P974.FAR.02
 Type FAR (Farringdon) Elevations (Render) - Drawing No.P974.FAR.03
 Type YO (York) Floor and Roof Plans - Drawing No. P974.YO.01 Rev A
 Type YO (York) Elevations - Drawing No.P974.YO.02
 Type MO (Morpeth) Floor and Roof Plans - Drawing No.P974.MO.01
 Type MO (Morpeth) Elevations - Drawing No.P974.MO.02
 Type MO (Morpeth) Floor and Roof Plans (plot 5) - Drawing No.P974.MO.03
 Type MO (Morpeth) Elevations (plot 5) - Drawing No. P974.MO.04
 Type BAR (Barwick) Plans and Elevations - Drawing No. P974.BAR.01
 Type TIV (Tiverton) Plans and Elevations - Drawing No. P974.TIV.01
 Type 15/21 Plans and Elevations - Drawing No.P974.15.01
 Type 16/22 Plans and Elevations - Drawing No. P974.16.01
 Type 18/24 Floor and Roof Plans - Drawing No. P974.18.01
 Type 18/24 Elevations - Drawing No. P974.18.02
 Double Car barn (Gable Sided) Plans and Elevations - Drawing No. P974/CB/01
 Single Garages Plans and Elevations - Drawing No.P974/GAR/01
 Double Garage (Gable Sided) Plans and Elevations - Drawing No. P974/GAR/02
 Pair of Garages (Gable Sided) Plans and Elevations - Drawing No. P974/GAR/03
 Triple Garages Plans and Elevations - Drawing No. P974/GAR/04
 Materials Layout - Drawing No. P974/02 Rev D
 Street Scenes: Sheet 1 - Drawing No.P974/SS/01 Rev A
 Street Scenes: Sheet 2 - Drawing No. P974/SS/02
 Tree Protection Plan - Drawing No. BSH18623-03
 Landscape Proposals - Drawing No. BSH 18623 11-15 (inclusive)
 Arboricultural Impact Assessment and Method Statement 08.11.2012
 Landscape Management and Maintenance Plan May 2013
 Landscape Specification May 2013
 Access and Design Statement

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by ACD Arboricultural, submitted to the Council on 30 July 2012.

Reason: To safeguard the trees within the site and having due regard to policies DM8 and CS16 of the Havant Borough Core Strategy which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

Other Important Information:

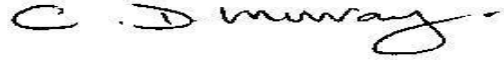
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
- (8) This permission should be read in conjunction with outline planning permission APP/12/01222 dated 14 June 2013 and you are advised that development should not commence unless all conditions have or can be complied with.

- (9) Your attention is drawn to the fact that a number of trees located on this site are protected by a Tree Preservation Order. Should you require any further advice on this please contact the Arboriculturalist via the Customer Service Centre on 023 9244 6015.

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

Mr Chris Murray
Service Manager (Planning Development)

02 October 2013