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For: Generator Group LLP and BDW
Southampton Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Split Decision**

Application Number: APP/12/01222

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

Proposal: HYBRID APPLICATION: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

Further to your application received on 20 November 2012, which was valid from 04 December 2012, Havant Borough Council, as Local Planning Authority

(A) Grants Planning Permission for only the following part of the above proposal as described:

Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

This permission is subject to compliance with:

- (i) Part of the plans and other documents submitted with regard to your application, which relate to the development as described at **(A)** above only and;
- (ii) The following conditions:

Our Ref: APP/12/01222

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 The development shall be carried out in accordance with the Phasing Layout Plan (Drawing No.P754/03 Rev B). Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory comprehensive development and proper planning of the area.
- 3 Construction of the dwellings hereby permitted shall not commence on each phase until samples and details of all external roofing and external facing materials for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.
- 5 No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each phase 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.
- 6 Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied within that phase until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. 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.

- 7 The dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase 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. The approved details should be adhered to at all times.
Reason: To safeguard 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 commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied within that phase until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan, and National Planning Policy Framework.
- 9 The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement unless otherwise agreed in writing.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 10 Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.
Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 11 The garages 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 retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No dwelling or building shall be occupied until space for the loading, unloading and parking of vehicles serving it has been provided within the site and surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. 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.

- 14 Construction of the dwellings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 15 No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads 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 for that phase 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.

- 16 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling in each phase of the development as shown on the Phasing Layout Plan (Drawing No.P754/03 Rev B). 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.

- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 18 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 19 Prior to the first occupation of the dwellings hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) plans showing the external appearance of the pumping station including any form of enclosure to the station;
- ii) a scheme for protecting the proposed dwellings from noise and vibration from the pumping station.

The pumping station shall thereafter be constructed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and amenity of the area and neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 20 No bonfires shall be allowed on site during the period of demolition, clearance and construction.

Reason: To protect the amenity of existing residents in the vicinity of the site during construction and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework.

- 21 No development shall commence until such time as the details of the access arrangements for the site access via Glenleigh Park, Hallett Road and Fifth Avenue have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe and appropriate access to the site and having due regard to policy CS20 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 22 Clearance of suitable bird nesting habitat (including vegetation and buildings) shall only take place between September to mid-March (inclusive). If this is not possible then a pre-clearance check for occupied birds nests shall be undertaken by a suitably experienced ecologist. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.

Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 23 No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 24 Prior to development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.
Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 25 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 26 No development hereby permitted shall commence on each phase until such time as a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented for that phase before the dwellings are occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:
- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
 - ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
 - iii. a timetable for its implementation of i. above; and
 - iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
- Reason:** To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 27 The Brownie Store shown on Drawing No.P754/GAR/07 Rev B shall be used for storage purposes only in connection with a Girl Guide Association, and for no other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area, parking considerations and having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 28 Prior to development commencing on site, a scheme to deal with the risks associated with identified contamination at the site 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 site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.

3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 29 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 30 The proposed works must be carried out in accordance with the Arboricultural Impact Assessment and Method Statement prepared by ACD Arboricultural, received by the Local Planning Authority on 22 November 2012 unless otherwise agreed in writing by the Local Planning Authority.

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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 31 The glazing specification as detailed in the Noise Impact Assessment dated 24 October 2012 shall be fully implemented in all dwellings so that the maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided does not exceed:

Daytime *38 dB LAeq,16h*

Night time *30 dB LAeq,8h*

Reason To prevent future owners being exposed to unacceptable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

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

Proposed levels layout - Drawing No. 4527-P05
Road Sections - Drawing No. 4527-P10
SUDS features - Drawing No. 4527-P20
Surface water SUDS details - Drawing No. 4527-P21
Pumping Station Vibration Report
Flood Risk Assessment (Rev. I)
Refuse Vehicle Tracking - Drawing No.4527-P90
Adoptable Highways Layout - Drawing No.4527-P500
Development Surface Water Strategy - Drawing No. 4527-PO1 Rev D
Development Foul Drainage Strategy - Drawing No.4527-PO2
Borehole Sections and Water Tables - Drawing No. 4527-P22
Proposed Lighting Design Layout - Drawing No. 4527-P501
Lighting Design - Drawing No.4527-121115
Phase 2 SW Level 1 Capacity check result
SW Level 1 Capacity check result
House type 2B - Drawing No. P754: 2B.01
House type 2B1 - Drawing No.P754:2B01 Rev E
House type2BF - Drawing No.P754:2BF.01
House type2BF - Drawing No.P754:2BF.02
House type 2BF1 - Drawing No.P7542BF.01
House type 2BF1 - Drawing No.P754.2BF1.02
House type 2BF2 - Drawing No.P754.2BF2.01
House type 2BF2 - Drawing No.P754.2BF2.02
House type 3B - Drawing No.P754.3B.01
House type 3B - Drawing No.P754.3B.02
House type 3B - Drawing No.P754.3B.03
House type 4BCB - Drawing No.P754.4BCB.01
House type 4BCB - Drawing No.P754.4BCB.02
House type 315 - Drawing No.P754.315.01
House type 315 - Drawing No.P754.315.02
House type 316 - Drawing No.P754.316.01
House type 316 - Drawing No.P754.316.02
House type 341 - Drawing No.P754.341.01
House type 404 - Drawing No.P754.341.01
House type 404 - Drawing No.P754.341.02
House type 421 - Drawing No.P754.421.01
House type 421 - Drawing No.P754.421.02

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House type 421 - Drawing No.P754.421.03
 House type 433 - Drawing No.P754.433.01
 House type 433 - Drawing No.P754.433.01
 House type 433 - Drawing No.P754.433.02
 House type 433 - Drawing No.P754.433.03
 House type 447 - Drawing No.P754.447.01
 House type 447 - Drawing No.P754.447.02
 House type 454 - Drawing No.P754.454.01
 House type 454 - Drawing No.P754.454.02
 House type 455 - Drawing No.P754.455.01
 House type 455 - Drawing No.P754.455.02
 House type 469 - Drawing No.P754.469.01
 House type 469 - Drawing No.P754.469.02
 House type 500 - Drawing No.P754.500.01
 House type 500 - Drawing No.P754.500.02
 House type 536 - Drawing No.P754.536.01
 House type 536 - Drawing No.P754.536.02
 House type 2BM - Drawing No.P754.2BM.01 Rev A
 House type 2BM - Drawing No.P754.2BM.02 Rev A
 House type 2B1S (Plot 75) - Drawing No.P.754.2B1S Rev B
 House type 2B1S (Plot 74) - Drawing No.P.754.2B1S Rev B
 Single garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.01
 Double garage (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.02
 Pair of garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.04
 Tripe garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.05
 Combined double & single garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.06
 Brownie Store (Floor Plan, Roof Plan and Elevations) - Drawing No.P754.GAR.07 Rev B
 Cycle store (Floor Plans, Roof Plan, Elevations) - Drawing No.P754.GAR.08
 House Type JAY - Drawing No.P754.JAY.01
 House Type JAY - Drawing No.P754.JAY.02
 House Type JAY - Drawing No.P754.JAY.03
 House Type JAY - Drawing No.P754.JAY.04
 Typical Streetscene - P754.SS.101 Rev A
 Streetscene Sheet 2 - P754.SS.103 Rev A
 Streetscene Sheet 3 - P754.SS.04 Rev A
 Ownership layout - Drawing No.P754.02 Rev D
 Phasing layout - Drawing No.P754.03 Rev B
 Materials Layout - Drawing No.P754.04 Rev C
 Planning Layout - Drawing No.P754.01 Rev V
 Masterplan - Drawing No.P754.MASTER.01 Rev F
 Copseys Appraisal Layout - Drawing No.P754 Rev D
 Planning Layout Extract
 Topography Survey Sheet 1 - Drawing No.10600swg-01 Rev A
 Topography Survey Sheet 2 - Drawing No.10600swg-02 Rev A
 Topography Survey Sheet 3 - Drawing No.10600swg-03 Rev A
 Ecological Assessment prepared by Aluco: April 2013
 Winter Wildfowl Assessment - 012012
 Waterfowl Assessment - Interim Report. Feb13
 Information for Habitats Regulations Assessment -Feb13
 Additional Winter Waterfowl Assessment - March 13
 Landscape Proposal - Drawing No.BSH 17581.11 Rev B
 Landscape Proposal - Drawing No.BSH 17581.12 Rev B
 Landscape Proposal - Drawing No.BSH 17581.13 Rev C
 Landscape Proposal - Drawing No.BSH 17581.14 Rev B
 Landscape Proposal - Drawing No.BSH 17581.15 Rev C
 Landscape Proposal - Drawing No.BSH 17581.16 Rev B
 Landscape Proposal - Drawing No.BSH 17581.17 Rev C

Landscape Proposal - Drawing No.BSH 17581.18 Rev C
 Landscape Proposal - Drawing No.BSH 17581.19 Rev C
 Landscape Proposal (LEAP detail) - Drawing No.BSH 17581.20 Rev A
 Landscape Proposal (Sections) - Drawing No.BSH 17581.21 REV A
 Landscape Proposal - Drawing No.BSH 17581.22 Rev A
 Landscape Proposal - Drawing No.BSH 17581.24
 Landscape Specification Management & Maintenance Report
 Arboricultural Impact Assessment and Arboricultural Method Statement Rev B and Plans 03B & 05A
 Transport Assessment & Figures/Appendices 1, 2 & 3
 Sustainability Statement v 3 (12-S042-003)
 Hybrid Design & Access Statement (Nov. 2012)
 Economic Benefits Report 19.11.12
 Statement of Community Involvement (Nov. 2012)
 Air Quality Assessment prepared by Gem Air Quality Ltd - November 2012
 Archaeology DB Assessment prepared by L~P Archaeology.
 Ground Investigation (without historical maps)
 Noise Report prepared by 24Acoustics (April 2013)
 Planning Statement
 Construction Management Plan
 Construction Method Statement
 N13 – CS – Designers Response to RSA1
 GS087-2013 – Copsey's Nursery – S1 RSA – Final
 Extent of Highway Network covered within Safety Audit
 EA pre-planning approval
 Employment Skills Plan

Reason: - To ensure provision of a satisfactory development.

(B) Grants Outline Planning Permission with respect to the following:

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

This permission is subject to compliance with:

(i) That part of the plans and other documents submitted with your application, which relate to the development as described at **(B)** above only, and;

(ii) The following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Approval of the details of the following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:
- (i) the scale of the development;
 - (ii) the appearance of the development
 - (iii) the landscaping of the site
 - (iv) the layout of all the buildings
- Reason:** In order to secure a satisfactory development.
- 4 Construction of the dwellings hereby permitted shall not commence on each phase until samples and details of all external roofing and external facing materials for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
- Reason:** In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.
- 6 No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each phase 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.
- 7 Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. 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.

- 8 The proposed works must be carried out in accordance with the Arboricultural Impact Assessment and Method Statement prepared by ACD Arboricultural, received by the Local Planning Authority on 22 November 2012 unless otherwise agreed in writing by the Local Planning Authority.
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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 9 The dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase 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. The approved details should be adhered to at all times.
Reason: To safeguard 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.
- 10 No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building within that phase shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan, and National Planning Policy Framework.
- 11 The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement unless otherwise agreed in writing.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 12 Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.
Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 13 The garages 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 retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 15 No dwelling or building shall be occupied until space for the loading, unloading and parking of vehicles serving it has been provided within the site and surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. 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.
- 16 Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.
- 17 No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads 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 for that phase 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.
- 18 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling in each phase of the development as shown on the Phasing Layout Plan (Drawing No.P754/03 Rev B). 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework March 2012.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 20 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 21 No bonfires shall be allowed on site during the period of demolition, clearance and construction.
Reason: To protect the amenity of existing residents in the vicinity of the site during construction and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework.
- 22 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 23 The Farmers Vegetable Market Building shown on the Master Plan (Drawing No.P754.MASTER.01 Rev F) shall be used ancillary to the adjacent allotments hereby approved and no retail sales shall take place other than for the selling of produce (i.e. vegetables and fruit) grown on the allotments.
Reason: To ensure that a new retail unit does not operate in this locality in order to protect residential amenity and to prevent highway issues and having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework.
- 24 No development shall commence until such time as the details of the access arrangements for the site access onto Blenheim Gardens have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure safe and appropriate access to the site and having due regard to policy CS20 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 25 Clearance of suitable bird nesting habitat (including vegetation and buildings) shall only take place between September to mid-March (inclusive). If this is not possible then a pre-clearance check for occupied birds nests shall be undertaken by a suitably experienced ecologist. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.
Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 26 No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 27 Prior to development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.
Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 28 No development hereby permitted shall commence on each phase until such time as a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented for that phase before the dwellings are occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:
i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
iii. a timetable for its implementation of i. above; and
iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

29 Prior to development commencing on site, a scheme to deal with the risks associated with identified contamination at the site 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 site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.

3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

30 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

31 The glazing specification as detailed in the Noise Impact Assessment dated 24 October 2012 shall be fully implemented in all dwellings so that the maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided does not exceed:

Daytime *38 dB LAeq,16h*

Night time *30 dB LAeq,8h*

Reason To prevent future owners being exposed to unacceptable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

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

Proposed levels layout - Drawing No. 4527-P05
Road Sections - Drawing No. 4527-P10
SUDS features - Drawing No. 4527-P20
Surface water SUDS details - Drawing No. 4527-P21
Pumping Station Vibration Report
Flood Risk Assessment (Rev. I)
Refuse Vehicle Tracking - Drawing No.4527-P90
Adoptable Highways Layout - Drawing No.4527-P500
Development Surface Water Strategy - Drawing No. 4527-PO1 Rev D
Development Foul Drainage Strategy - Drawing No.4527-PO2
Borehole Sections and Water Tables - Drawing No. 4527-P22
Proposed Lighting Design Layout - Drawing No. 4527-P501
Lighting Design - Drawing No.4527-121115
Phase 2 SW Level 1 Capacity check result
SW Level 1 Capacity check result
House type 2B - Drawing No. P754: 2B.01
House type 2B1 - Drawing No.P754:2B01 Rev E
House type2BF - Drawing No.P754:2BF.01
House type2BF - Drawing No.P754:2BF.02
House type 2BF1 - Drawing No.P7542BF.01
House type 2BF1 - Drawing No.P754.2BF1.02
House type 2BF2 - Drawing No.P754.2BF2.01
House type 2BF2 - Drawing No.P754.2BF2.02
House type 3B - Drawing No.P754.3B.01
House type 3B - Drawing No.P754.3B.02
House type 3B - Drawing No.P754.3B.03
House type 4BCB - Drawing No.P754.4BCB.01
House type 4BCB - Drawing No.P754.4BCB.02
House type 315 - Drawing No.P754.315.01
House type 315 - Drawing No.P754.315.02
House type 316 - Drawing No.P754.316.01
House type 316 - Drawing No.P754.316.02
House type 341 - Drawing No.P754.341.01
House type 404 - Drawing No.P754.341.01
House type 404 - Drawing No.P754.341.02
House type 421 - Drawing No.P754.421.01
House type 421 - Drawing No.P754.421.02
House type 421 - Drawing No.P754.421.03
House type 433 - Drawing No.P754.433.01
House type 433 - Drawing No.P754.433.01
House type 433 - Drawing No.P754.433.02
House type 433 - Drawing No.P754.433.03
House type 447 - Drawing No.P754.447.01
House type 447 - Drawing No.P754.447.02
House type 454 - Drawing No.P754.454.01
House type 454 - Drawing No.P754.454.02
House type 455 - Drawing No.P754.455.01
House type 455 - Drawing No.P754.455.02
House type 469 - Drawing No.P754.469.01
House type 469 - Drawing No.P754.469.02
House type 500 - Drawing No.P754.500.01
House type 500 - Drawing No.P754.500.02
House type 536 - Drawing No.P754.536.01
House type 536 - Drawing No.P754.536.02
House type 2BM - Drawing No.P754.2BM.01 Rev A
House type 2BM - Drawing No.P754.2BM.02 Rev A

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House type 2B1S (Plot 75) - Drawing No.P.754.2B1S Rev B
 House type 2B1S (Plot 74) - Drawing No.P.754.2B1S Rev B
 Single garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.01
 Double garage (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.02
 Pair of garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.04
 Tripe garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.05
 Combined double & single garages (Floor Plans, Roof Plan and Elevations) - Drawing No.P754.GAR.06
 Brownie Store (Floor Plan, Roof Plan and Elevations) - Drawing No.P754.GAR.07 Rev B
 Cycle store (Floor Plans, Roof Plan, Elevations) - Drawing No.P754.GAR.08
 House Type JAY - Drawing No.P754.JAY.01
 House Type JAY - Drawing No.P754.JAY.02
 House Type JAY - Drawing No.P754.JAY.03
 House Type JAY - Drawing No.P754.JAY.04
 Typical Streetscene - P754.SS.101 Rev A
 Streetscene Sheet 2 - P754.SS.103 Rev A
 Streetscene Sheet 3 - P754.SS.04 Rev A
 Ownership layout - Drawing No.P754.02 Rev D
 Phasing layout - Drawing No.P754.03 Rev B
 Materials Layout - Drawing No.P754.04 Rev C
 Planning Layout - Drawing No.P754.01 Rev V
 Masterplan - Drawing No.P754.MASTER.01 Rev F
 Copseys Appraisal Layout - Drawing No.P754 Rev D
 Planning Layout Extract
 Topography Survey Sheet 1 - Drawing No.10600swg-01 Rev A
 Topography Survey Sheet 2 - Drawing No.10600swg-02 Rev A
 Topography Survey Sheet 3 - Drawing No.10600swg-03 Rev A
 Ecological Assessment prepared by Aluco: April 2013
 Winter Wildfowl Assessment - 012012
 Waterfowl Assessment - Interim Report. Feb13
 Information for Habitats Regulations Assessment -Feb13
 Additional Winter Waterfowl Assessment - March 13
 Landscape Proposal - Drawing No.BSH 17581.11 Rev B
 Landscape Proposal - Drawing No.BSH 17581.12 Rev B
 Landscape Proposal - Drawing No.BSH 17581.13 Rev C
 Landscape Proposal - Drawing No.BSH 17581.14 Rev B
 Landscape Proposal - Drawing No.BSH 17581.15 Rev C
 Landscape Proposal - Drawing No.BSH 17581.16 Rev B
 Landscape Proposal - Drawing No.BSH 17581.17 Rev C
 Landscape Proposal - Drawing No.BSH 17581.18 Rev C
 Landscape Proposal - Drawing No.BSH 17581.19 Rev C
 Landscape Proposal (LEAP detail) - Drawing No.BSH 17581.20 Rev A
 Landscape Proposal (Sections) - Drawing No.BSH 17581.21 REV A
 Landscape Proposal - Drawing No.BSH 17581.22 Rev A
 Landscape Proposal - Drawing No.BSH 17581.24
 Landscape Specification Management & Maintenance Report
 Arboricultural Impact Assessment and Arboricultural Method Statement Rev B and Plans 03B & 05A
 Transport Assessment & Figures/Appendices 1, 2 & 3
 Sustainability Statement v 3 (12-S042-003)
 Hybrid Design & Access Statement (Nov. 2012)
 Economic Benefits Report 19.11.12
 Statement of Community Involvement (Nov. 2012)
 Air Quality Assessment prepared by Gem Air Quality Ltd - November 2012
 Archaeology DB Assessment prepared by L~P Archaeology.
 Ground Investigation (without historical maps)
 Noise Report prepared by 24Acoustics (April 2013)
 Planning Statement

Construction Management Plan
Construction Method Statement
N13 – CS – Designers Response to RSA1
GS087-2013 – Copsey's Nursery – S1 RSA – Final
Extent of Highway Network covered within Safety Audit
EA pre-planning approval
Employment Skills Plan

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough District Wide Local Plan 1996-2011

R17 (Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS2	Employment
DM9	Development in the Coastal Zone
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM1	Recreation and Open Space
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of residential amenity, loss of trees, visual impact, highway safety and ecological issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Planning and Development service at the The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 12 June 2013.



Mr Chris Murray
Service Manager (Planning Development)
14 June 2013