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Mr S Garnett
Savills Planning
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Southampton
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For: Orchard Homes & Developments Ltd

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

Application Number: APP/12/00772

Site Address: Land South of, Ranelagh Road, Havant

Proposal: Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.

Further to your application received on 25 July 2012, which was valid from 05 September 2012, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development hereby permitted shall commence 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 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 having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The occupation of the buildings hereby permitted shall not commence until the existing access to the site from Meyrick Road has been closed.
Reason: In the interests of highway safety and having due regard to policies CS16

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- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such 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) 2011, and the National Planning Policy Framework 2012.
- 5 No development shall take place until a surface water drainage scheme for the site, 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 drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 years 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. 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 arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy C15 and the National Planning Policy Framework 2012.

- 6 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of 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 desk study identifying:

- All previous uses
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: The site lies above the Lewes nodular chalk formation, a principle aquifer, and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk to groundwater underlying the site, to potable abstractions, and to future site occupiers. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 7 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk groundwater underlying the site and potable supplies. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 8 If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved 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: the site lies above the Lewes nodular chalk formation, a principle aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk to groundwater underlying the site, to potable abstractions, and to future site occupiers. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 9 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: The site lies above the Lewes nodular chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Piling or any other foundation using penetrative methods can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.
- 10 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and other vegetation at and in the vicinity of the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Notwithstanding the submitted details construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 No development hereby permitted nor any related site clearance shall commence 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 have been submitted to and approved by the Local Planning Authority.
Reason: To ensure that the development is controlled in detail in the interests of amenity having due regards to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Notwithstanding the submitted details, the development hereby permitted shall not commence unless and until details of the glazing specification to be utilized in the proposed residential properties has been submitted to and approved in writing by the Local Planning Authority. The glazing shall thereafter be provided and maintained in accordance with the approved specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of residential properties from noise nuisance caused by traffic and other noise and having due regard to policies CS16 and DM10 of the Havant borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall not commence unless and until detailed specifications of the design, and detailed siting of the 4 metre and part 2m high acoustic barrier to the southern site boundary have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic barrier shall be erected prior to the occupation of any of the dwellings which are situated adjacent to the proposed acoustic fence on the site and thereafter maintained in perpetuity in accordance with the approved details.

Reason: To protect the occupants of nearby residential properties from noise nuisance from business properties in Marples Way and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 No development shall commence on the site until details of advance or screen planting along the western and southern site boundaries shall have been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the part or phase of the development to which the screen relates or otherwise in accordance with an implementation timetable agreed in writing by the Local Planning Authority. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 18 No development shall commence on the site until details of earthworks shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The agreed details shall be fully implemented before the buildings hereby permitted are first occupied.

Reason: In the interest of maintaining the amenity value of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 19 No development shall commence until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 20 No development hereby permitted shall commence 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 have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the 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.
- 21 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any trees or any parts of the hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 22 No development hereby permitted shall commence unless and until full details of the proposed drainage scheme including the proposed balancing pond/retention basin and their impact on trees/hedges has been submitted to and approved in writing by the Local Planning Authority. The drainage features shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of existing trees/hedges and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 23 A Construction Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This shall, at least, include the following:

- Construction lorry routes;
- Parking and turning provision to be made on site for clearance and construction vehicles;
- On site provision for materials compound and other item storage;
- Siting of construction facilities;
- Measures to prevent mud from being deposited on the highway;
- A programme for construction
- A programme for the suppression of dust during the construction of the development. The measures approved shall be employed throughout the period of construction unless any variation has been agreed in writing by the Local Planning Authority.

In addition the Construction Management Plan shall detail the following:

- No bonfires on site during the clearance or construction phases;
- The hours of works which shall not exceed those detailed below:

Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Fridays and 0800 and 13.00 hours on Saturdays and not at all on Sundays and all recognised public holidays. Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

The agreed Construction Management Plan shall be fully implemented before the development is commenced and retained during the construction period and the development carried out fully in accordance with the agreed plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 24 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted 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 amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 25 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the parking areas to apartments P, Q and R and units 53-56 has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be provided prior to the occupation of these units and thereafter maintained. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interest of nature conservation and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 26 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 and E of the 1995 Order, as amended, shall be erected within the curtilage of units 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, or 79 without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character of the development and the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 27 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the following dwelling units 10 and 42-51 inclusive, hereby approved including the addition of windows permitted by Part 1, Classes B/C of the 1995 Order, as amended, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 28 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the south facing elevation and roof slopes of units 22-37 inclusive and the west and south facing elevations and roof slopes of units 38-41 inclusive without the prior written approval of the Local Planning Authority.

Reason: In the interests of protecting the amenities of the occupiers of these properties from noise from adjacent business uses and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 29 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the east facing elevation of units 10 and 47 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 30 No development shall be commenced on site until the existing buildings / structures on the site shall have been demolished and all resultant materials removed from the site unless otherwise approved in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of the character and amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 31 No dwelling hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. 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.

- 32 Notwithstanding the requirements of condition 31 the Apartments Q Units 26-31 shall not be occupied until car parking to provide 7 spaces has been provided in accordance with plans to be submitted and approved by the Local Planning Authority.

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.

- 33 The development hereby permitted shall not be occupied unless and until cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

- Reason:** To encourage sustainable transport options for future residents in the interests of minimising off site highway impacts and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 34 Notwithstanding the provisions of the General Permitted Development Order 1995, as amended, the garages hereby permitted shall be provided and at all times retained for the parking of vehicles unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that adequate car parking remains available 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.
- 35 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.
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 Statement 2012.
- 36 No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 37 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact 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.
- 38 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 39 The measures as detailed the Hampshire Ecological Services July 2012 Delivery Document with respect to bats shall be implemented in full. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.
Reason: to ensure the favourable conservation status of bats in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

40 Prior to commencement, details of the design of the Meyrick Road open space with respect to reptile habitat enhancements, their integration with visitor access, and long-term management plan to address the two purposes of the open space shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details and the reptile capture and translocation scheme set out in the Hampshire Ecological Services July 2012 Reptile Survey and Mitigation Strategy Report. Thereafter, the Meyrick Road open space shall be managed in accordance with the approved management plan.

Reason: To avoid harm to, and to conserve and enhance habitats for reptiles in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

41 The development hereby permitted shall not commence unless and until a scheme specifying the measures to be undertaken to protect public sewers on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect drainage infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

42 Notwithstanding the submitted plans and details, the construction of units 1-10 and 26-31 hereby permitted shall not commence unless and until details of minor changes to the following design features/detailing of these buildings, have been submitted to and approved in writing by the Local Planning:

- The porches (plots 1-10)
- The decorative brickwork features including window surrounds, brickwork bands and quoins to the elevations fronting Ranelagh Road and the side elevations fronting the new site road of units 1-10 and to the front and side elevations of units 26-31,

The units shall thereafter be constructed in accordance with the approved details.

Reason: To control the development in detail in the interests of the character and appearance of the development and the area and to improve legibility throughout the site. This is in accordance with policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

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

Survey Plan Drawing No. 101 Rev A
Site Plan as Proposed Drawing No. 103 Rev HH
Elevations as Proposed – North Drawing No.104 Rev D
Elevations as Proposed – North and South Drawing No.105 Rev E
Elevations as Proposed – East and West Drawing No. 106 Rev D
Location Plan Drawing No. 107
Apartments- Plans and Elevations (Plots 26-31, 38-41, 59-62, 63-68)
Drawing No. 109 Rev D
Roof Plans as Proposed Drawing No. 110 Rev E
House Types 1, 2 and 3 (Plots 3, 4, 7, 8, 9, 10, 43, 44, 45, 46, 47, 48)
Drawing No. 114 Rev C
House Types 4, 5 and 6 (Plots 5, 6, 11, 55, 56) Drawing No. 115 Rev C
House Types 7, 8 and 9 (Plots 18, 19, 20, 21, 53, 54) Drawing No. 116 Rev D

House Types 10, 11 and 12 (Plots 49, 50, 72, 73, 74, 75) Drawing No. 117 Rev D
 House Types 13 and 18 (Plots 15, 57, 58) Drawing No. 118 Rev D
 House Types 14, 15, 16 and 17 (Plots 22, 23, 24, 25, 32, 33, 34, 35, 36, 37) Drawing No. 119 Rev D
 House Types 19, 20 and 21 (Plots 16, 17, 42) Drawing No. 120 Rev D
 House Types 22, 23 and 24 (Plots 69, 70, 71) Drawing No. 121 Rev D
 House Types 25, 26, 27 and 28 (Plots 76, 77, 78, 79) Drawing No. 122 Rev D
 Shadow diagrams Drawing No. 123 Rev G
 House Types 29, 30 and 31 (Plots 1, 2, 12, 13, 14) Drawing No. 124 Rev B
 Plan showing addition of footpath off site Drawing No. 125 Rev C
 Lighting Plan Drawing No. TLL/S/0128358/EX/R0/160812
 Topographical Survey Drawing No. 002 Rev P1
 Proposed Drainage Plan Drawing No. 500 Rev P4
 Proposed SUDS Details Drawing No. 501 Rev P2
 Landscape Strategy Drawing No. L001 Rev A
 Planning Statement – July 2012
 Design and Access Statement Rev A December 2012
 Sound Advice – External Noise Assessment Revision 2 dated 25th June 2012
 Sound Advice letter dated 20th December 2012
 Transport Assessment Report No. 025.0025/TA/3 – July 2012
 Travel Plan Report No. 025.0025/TP/3 – July 2012
 Summary – Transport Implications
 Landscape and Visual Impact Assessment Pegasus Planning Group dated 11th June 2012
 Southampton Archaeology Unit Report 1094 – Heritage Statement
 Report on Phase 1 Desk Study Report 13284/DS – Soils Ltd Nov 2012
 Ground Investigation Report - Report 13284/GIR – Soils Ltd Nov 2012
 Ecological Assessment Report – Hampshire Ecological Services Ltd April 2012
 Habitat Regulations Assessment Visitor Survey Report - Hampshire Ecological Services Ltd March 2013
 Method Statement to accompany Natural England EPS licence application in respect of bats – Document 1 – Background and Supporting Information - Hampshire Ecological Services Ltd June 2012
 Method Statement to accompany Natural England EPS licence application in respect of bats – Document 2 – Delivery Information - July 2012
 Reptile Survey & Mitigation Strategy Report - Hampshire Ecological Services Ltd June 2012
 Habitat Regulations Assessment Report - Hampshire Ecological Services Ltd August 2012
 Arboricultural Impact Assessment – Bernie Harverson BJH.0458 Revised December 2012
 Tree Survey Schedule BH1 BJH.0458
 Tree Survey & Root Protection Plan Drawing No. 01/02a
 Combined Tree Retentions & Removals & Tree Protection Plans Drawing No. BJH 03/04a
 Retention and infiltration basins
 Code for Sustainable Homes – Pre Assessment Estimator Tool - breglobal Area Schedule (GIA) Rev A 31/08/2012
 Development Drainage Strategy Reuby & Stagg Ltd dated 13th July 2012

 The Council have also had regard to following illustrative perspective drawings:

Ranelagh Road – View from Ranelagh Road Looking South
Ranelagh Road – View from southern access road looking east
Ranelagh Road – North-east road, view looking east
Ranelagh Road – View looking west from the parking court to Apartments R
Ranelagh Road – View from main entrance oblique
Ranelagh Road – View from main entrance
Ranelagh Road – View from Ranelagh Road looking south-east
Ranelagh Road – Aerial view from north
Ranelagh Road – Aerial view from north-east
Ranelagh Road – Aerial view from north-west
Ranelagh Road – View looking east (plots 11, 12 seen in foreground)

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 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) 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.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 30 July 2013 which requires the following:
 - HCC Highways Contribution: £141,000
 - Public Open Space Contribution £51,076
 - Education Contribution £97,000
 - Residential Travel Plan

- Management/Maintenance arrangements (Roads, footpaths etc)
 - Securing public rights of way and access over public area, road and footways and Public Open Space
 - Provision of Meyrick Road Public Open Space
 - Management/maintenance arrangements for Public Open Space
 - Design/layout of Public Open Space
 - Affordable Housing, Amount 30% (24 units), Design, Standards, Long term Management Arrangements, Nomination Arrangements, Tenure/Mix
 - Drainage/SUDS Maintenance
 - Programme for Construction and Delivery
 - Permissive footpaths over Portsmouth Water Land
 - Management/Maintenance of Meyrick Road Public Open Space in relation to ecology needs including reptile translocation
 - Employment Skills Plan Relating to Construction Phase
 - Acoustic Fencing Provision and maintenance
- (6) The applicants are advised of the contents of the letter from Southern Water dated 5th March 2013 (copy enclosed).
- (7) The applicant is advised of the content of the Environment Agency's letter of the 12th March 2013 (copy enclosed).
- (8) The applicant is advised that the granting of planning permission does not in itself grant the right to cross privately owned land.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2013