



Havant
BOROUGH COUNCIL

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Mr O'Donovan
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For: Linden Ltd trading as Linden Homes
Southern and The EPOLC

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

Application Number: APP/12/00760

Site Address: St Michaels Convent, 354 London Road, Waterlooville, PO7 7SS

Proposal: Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road.

Further to your application received on 20 July 2012 (which was valid from 16 August 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 Notwithstanding the details set out within the "Schedule of Materials", the dwellings hereby permitted shall not be constructed above DPC level until details (with samples where requested) 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: In the interests of visual amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 3 No development hereby permitted shall be constructed above DPC level until a specification of the materials to be used for the surfacing of all open parts of that phase proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Each development 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 visual amenity 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.
- 4 No development shall start on site (or in the event of a phased development, before any works commence on each approved phase) until a full detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, died or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Planning Authority.
Reason: In the interests of visual amenity 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.
- 5 The proposed works must be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy, received by the Planning Authority on 16/08/12 and the Tree Protection Plans (Drawing Nos. 4140/001, 11373-BT4b, and 11373-BT4c).
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.
- 6 The conversion and demolition of the various existing buildings hereby permitted shall not be carried out other than in full compliance with the following documents:

Method Statement to accompany Natural England EPS licence application in respect of
bats – Document 1 (Background and Supporting Information) dated July 2012.
Method Statement to accompany Natural England EPS licence application in respect of
bats – Document 2 (Delivery Information) dated July 2012.
Ecological Assessment Report – April 2012
Reptile Survey & Mitigation Strategy Report – August 2012
Reason: To ensure effects of the development upon biodiversity and the natural environmental are adequately mitigated and having due regard to policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 7 No development shall commence beyond general site clearance, enabling works including demolition and investigations on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 8 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 year 30% critical storm will not exceed the runoff 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 details of how the scheme shall be maintained and managed after completion. The development shall only be implemented and shall be managed and maintained in accordance with the details thus approved unless the Local Planning Authority gives prior written approval for any variation.
Reason: To prevent the increased risk of flooding, both on and off site and having due regard to policy DM9 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 9 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: In the interests of visual amenity 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.
- 10 No development hereby permitted shall not be constructed above DPC level 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. The details shall include the provision of several evergreen trees along the (rear) eastern boundary with Hermitage Stream. Unless agreed otherwise in writing by the Authority, the dwellings hereby permitted shall not be occupied prior to the completion of the approved boundary treatment. This 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 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 11 No development (nor any related site clearance) hereby permitted shall commence until a Method of Construction Statement has been submitted for that phase, and approved by the Local Planning Authority, to include details of:
- i. construction traffic routes in the local area;
 - ii. parking for vehicles of site personnel, operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. piling techniques;
 - v. storage of plant and materials;

- vi. programme of works (including measures for traffic management and operating hours)
- vii. provision of boundary hoarding and lighting has been submitted to and approved in writing by the Local Planning Authority;
- viii. protection of important trees, hedgerows and other natural features;
- ix. measures to reduce mud and spoil on the highway;
- x. details of proposed means of dust suppression and noise mitigation
- xi. details, location and provision of a Site and Sales Office and associated advertising.

Only the approved details shall be implemented during the construction period.

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 Details of cycle parking must be submitted and approved in writing by the Local Planning Authority and implemented prior to the first dwelling being occupied on-site. The approved cycle parking shall be retained thereafter for their intended purpose.

Reason: To encourage sustainable travel 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 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.

- 14 The development hereby permitted shall not exceed dpc level until plans and particulars specifying the provision to be made for external lighting of the same 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.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 15 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 hours 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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 16 The development shall not 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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 17 The new build dwellings hereby permitted (i.e. excluding the Convent conversion dwellings) shall not be first occupied 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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 18 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension, building or structure permitted by Part 1, Classes A, B, C, D and E of Schedule 2 of the 1995 Order (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 residential and visual amenity and to prevent overdevelopment of the site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 19 The windows shown to be obscurely glazed on Drawing No.PP1144/127-00 P2 for Plots 32 – 39 shall remain obscurely glazed at all times unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 20 The dwellings hereby permitted shall not be occupied beyond the sixth dwelling until the works to the north east elevation of the Church of the Sacred Heart have been carried out in accordance with details shown on Drawing No.PP114/195-05 P1.
Reason: In the interests of residential amenity and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 21 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement
Affordable Housing Statement
Archaeological Desk Based Assessment
Arboricultural Impact Assessment and Method Statement. Prepared by Barrell Tree Consultancy dated 12 July 2012.
Final Engineering Appraisal - prepared by AMA. Dated 09 December 2011
Flood Risk Assessment - prepared by AMA. Dated February 2012
Heritage Statement
Planning Supporting Statement
Material Schedule - Conversion. Dated 15 June 2012
Ground Investigation Report prepared by Geo-Environmental Services Ltd. Dated 25 January 2012.
Suggested Construction detail through build out. Drawing No.4140/001.
Landscape Maintenance Plan dated April 2012 prepared by TGD Landscape Ltd.
England EPS Licence application in respect of bats. Document 2 - Delivery Information. Dated July 2012.
Method Statement to accompany Natural England EPS licence application in respect of bats. Document 1 - Background and Supporting Information. Dated July 2012.
Reptile Survey & Mitigation Strategy Report - dated August 2012 prepared by Hampshire Ecological Services Ltd.

Ecological Assessment Report dated April 2012 prepared by Hampshire Ecological Services Ltd.

Tree Protection Plan (a). Drawing No.11373-BT4a.

Tree Protection Plan (b). Drawing No.11373-BT4b.

Tree Protection Plan (c). Drawing No.11373-BT4c

Landscape Strategy Plan. Drawing No.1112-0101 Rev C. Dated May 2012

Hermitage Stream Sketch Landscape Plan. Drawing No.1112-102. Dated May 2012.

Residential Travel Plan Framework prepared by Bellamy Roberts LLP dated July 2012.

Transport Assessment prepared by Bellamy Roberts LLP dated July 2012.

Transport Assessment Appendices

Statement of Community Involvement prepared by Remarkable dated June 2012.

Location Plan - Drawing No.PP1144/100-00 P4.

Site Plan - Drawing No.PP1144/101-01 P4.

Site Plan - Ground Floor Layout Sheet 1 of 2. Drawing No.PP1144/102-00 P5.

Site Plan - Ground Floor Layout Sheet 2 of 2. Drawing No.PP1144/102-01 P4.

Former Convent: Roof Plan. Drawing No.PP1144/190-03 P1.

Former Convent: Roof Plan - East. Drawing No.PP1144/190-03-01 P1.

Former Convent: Ground Floor Plan. Drawing No.PP1144/190-00 P2.

Former Convent: Ground Floor Plan - East. Drawing No.PP1144/190-00-01 P2.

Former Convent: Ground Floor Plan - West. Drawing No.PP1144/190-00-02 P2.

Former Convent: First Floor Plan. Drawing No.PP1144/190-01 P3.

Former Convent: First Floor Plan - East. Drawing No.PP1144/190-01-01 P3.

Former Convent: Second Floor Plan. Drawing No.PP1144/190-02 P2.

Former Convent: Second Floor Plan - West. Drawing No.PP1144/190-02-02 P2.

Former Convent: Second Floor Plan - East. Drawing No.PP1144/190-02-01 P2.

Block O (Plots 64, 65) Private. Sections & Elevations. Drawing No.PP1144/134-02 P1.

Block O (Plots 64, 65) Plans. Drawing No.PP1144/134-01 P1.

Block O (Plots 62, 63) Private. Plans, Sections & Elevations. Drawing No.PP1144/134-00 P1.

Block N Private. Sections & Elevations. Sheet 2 of 2. Plots 53 to 61. Drawing No.PP1144/133-11 P2.

Block N Private. Sections & Elevations. Sheet 1 of 2. Plots 53 to 61. Drawing No.PP1144/133-10 P2.

Block N Private. Second Floor & Roof Plan. Plots 53 to 61. Drawing No.PP1144/133-01 P2.

Block N Private. Ground & First Floor Plans. Plots 53 to 61. Drawing No.PP1144/133-00 P2.

Block M Private. Plans, Section & Elevations. Plots 50, 51, 52. Drawing No.PP1144/132-00 P2.

Block L Private. Plans, Section & Elevations. Plot 49. Drawing No.PP1144/131-00 P2.

Block K Private. Section & Elevations. Plots 45 & 48. Drawing No.PP1144/130-10 P1.

Block K Private. Plots 45 to 48. Drawing No.PP1144/130-00 P2.

Block J Private. Sections & Elevations. Plots 40 to 44. Drawing No.PP1144/129-10 P2.

Block J Private. Plans Plots 40 to 44. Drawing No.PP1144/129-00 P2.

Block H Private. Plans, Section & Elevations. Plots 32 - 39. Drawing No.PP1144/127-00 P2.

Block G Affordable. Section & Elevations Plots 22 to 31. Drawing No.PP1144/126-10 P1.

Block G Affordable. Plans Plots 22 to 31. Drawing No.PP1144/126-00 P1.

Block F Private. Elevations Plots 17 to 21. Drawing No.PP1144/125-10 P1.

Block F Private. Plans 17 to 21. Drawing No.PP1144/125-00 P2.

Block E Affordable. Plans, Section & Elevations Plots 14, 15. Drawing No.PP1144/124-00 P1.

Block D Affordable. Plans, Section & Elevations. Plots 10, 11, 12, 13. Drawing No.PP1144/123-00 P1.

Block C Affordable. Plans, Section & Elevations. Plots 8 and 9. Drawing No.PP1144/122-00 P2.

Block B Affordable. Plans, Section & Elevations. Plots 5, 6, 7. Drawing No.PP1144/121-00 P1.

Block A Affordable. Apartments, Plots 1 - 4 Elevations. Drawing No.PP1144/120-10 P2.

Block A Affordable. Apartments Plots 1 - 4 Plans. Drawing No.PP1144/120-00 P1.

Site Sections/Elevations 4 - 6. Drawing No.PP1144/111-00 P1.

Site Sections/Elevations 1 - 3. Drawing No.PP1144/110-00 P1.

Ground Floor Layout Plan - Church of the Sacred Heart. Sheet 2 of 4.

First Floor Layout Plan - Church of the Sacred Heart. Sheet 3 of 4.

Second Floor Layout Plan - Church of the Sacred Heart. Sheet 4 of 4.

Elevations 1 to 7- Church of the Sacred Heart. Sheet 1 of 3.

Elevations 8 to 14- Church of the Sacred Heart. Sheet 2 of 3.

Elevations 15 to 27 - Church of the Sacred Heart. Sheet 3 of 3.

Church of the Sacred Heart - North East Gable Treatment. Drawing No.PP1144/195-05 P1.

Former Convent: Existing & Proposed North East Elevations. Drawing No.PP1144/195-04 P3.

Former Convent: Existing & Proposed North West Elevations. Drawing No.PP1144/195-02 P1.

Former Convent: Existing & Proposed South East Elevations. Drawing No.PP1144/195-03 P2.

Former Convent: Existing & Proposed South West Elevations. Drawing No.PP1144/195-01 P1.

Former Convent: First Floor Plan - West Church of the Sacred Heart. Drawing No.PP1144/190-01-02 P3.

Former Convent: Flat 76 Dormer Section. Drawing No.PP1144/196-02 P1.

Boundary Site Section 1-1 and 2-2. Drawing No.PP1144/160-00

Boundary Site Section 4-4 and 5-5. Drawing No.PP1144/162-00

Boundary Site Section 3-3. Drawing No.PP1144/161-00

Site Survey Existing Sheet 1 of 3. Drawing No.1460_12_01_01

Site Survey Existing Sheet 2 of 3. Drawing No.1460_12_01_02

Site Survey Existing Sheet 3 of 3. Drawing No.1460_12_01_03

Swept Path Profile - Fire Vehicle. Drawing No.4140/211

Swept Path Profile - Fire Vehicle. Drawing No.4140/212

Swept Path Profile - Fire Vehicle. Drawing No.4140/213

Swept Path Profile - Fire Vehicle. Drawing No.4140/214

Swept Path Profile - Fire Vehicle. Drawing No.4140/215

Swept Path Profile - Fire Vehicle. Drawing No.4140/216

Swept Path Profile - Fire Vehicle. Drawing No.4140/217

Swept Path Profile - Fire Vehicle. Drawing No.4140/218

Swept Path Profile - Fire Vehicle. Drawing No.4140/219

Swept Path Profile - Fire Vehicle. Drawing No.4140/220

Suggested cycle route through site. Drawing No.4140/302

Former Convent: Typical Sections. Drawing No.PP1144/196-01 P1.

Hulbert Road - Mini Roundabout Option. Drawing No.4140/006

Hulbert Road - Giveway Option. Drawing No.4140/005

Hulbert Road - Visibility. Drawing No.4140/007

Hulbert Road - Existing Road Layout. Drawing No.4140/004

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.

Our Ref: APP/12/00760

Havant Borough District Wide Local Plan 1996-2011

H3	(Baseline Housing Sites)
R16	(New Open Space)
R17	(Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS21	Developer Requirements
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM15	Safeguarding Transport Infrastructure
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

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 density, layout and form. There would be no significant harm to residential amenity, the listed building and nature conservation. 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.

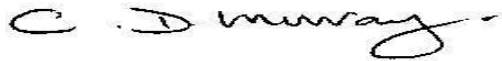
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 Civic Offices or by telephoning 023 9244 6015.
- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 20 December 2012.
- (5) 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, and you were updated about issues after the initial site visit.

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

Mr Chris Murray
Service Manager (Planning Development)

20 December 2012