



To:
Mr Wilshurst
BAE Systems
Electra Avenue
6-8 London Road
Waterlooville

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

Application Number: APP/12/00652

Site Address: BAE Systems, Elettra Avenue, Waterlooville, PO7 7XS

Proposal: Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue.

Further to your application received on 27 June 2012, which was valid from 05 July 2012, Havant Borough Council, as Local Planning Authority, **Grants Outline 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 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same **[herein called "the reserved matters"]** have been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

- (a) The scale of the buildings;
- (b) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (c) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

- (d) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
- (e) Access facilities for the disabled;
- (f) Alterations to the external appearance of the existing building(s);
- (g) The layout of foul sewers and surface drains;
- (h) The manner of treatment of existing water courses and ditches;
- (i) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (j) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (k) The alignment, height and materials of all walls and fences and other means of enclosure;
- (l) Hardsurfacing proposals including surfacing materials;
- (m) The provision and allocation to be made for the parking of vehicles;
- (n) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (o) The provision to be made for the storage and removal of refuse from the premises;
- (p) Measures for security and crime prevention.
- (q) The provision to be made for external street lighting;
- (r) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;
- (s) A phased programme for implementation of the development;

Reason: To secure orderly development.

- 4 In the event that any unit is occupied for a trade by any retailer who occupies retail premises within the Waterlooville town centre, as identified in the Waterlooville town centre inset map of the Havant Borough District Wide Local Plan 1996 – 2011, the retailer shall not, for a period of 24 months from the date of first occupation, cease trading from the town centre.
Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to saved policies TC1 of the Havant Borough District Wide Local Plan 1996-2011 and which forms part of the Havant Borough Core Strategy and the National Planning Policy Framework, March 2012.
- 5 Notwithstanding the provisions of The Town and Country Planning (Use Class Order), the business units (shown as hatched in black on the Proposed Masterplan) hereby permitted shall not at any time be used for any purpose within the scope of Class B1a (office) of The Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order)
Reason: In the interests of highway safety and having due regard to policies DM11 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 None of the buildings hereby permitted shall contain more than 20% ancillary office floorspace and this shall be used ancillary to the main use of each unit. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order).
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 7 The building defined as a drive-through restaurant on the approved plan shall be used only as a drive through hot food takeaway business or restaurant, cafe or hot food takeaway business falling within Classes A3 or A5 of The Town and Country Planning (Use Classes) Order 1987 and the subsequent (Use Classes) Amendment (England) Order 2005, unless the Local Planning Authority gives prior written approval for any variation. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order).
Reason: In order to ensure that the vitality and viability of Waterlooville Town Centre and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 8 The use of the restaurant hereby approved shall be only for the purposes of Class A3 (restaurant & cafes) as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) unless the Local Planning Authority gives prior written approval for any variation. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order)
Reason: In order to ensure that the vitality and viability of Waterlooville Town Centre and adequate car parking, having due regard to policies CS16, DM11 and DM14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 9 The use of the car showroom hereby permitted shall be only for vehicle sales and incidental repairs, with ancillary office floorspace not exceeding 20% of the total floorspace within that building. The use shall not be for general retail sales as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) unless the Local Planning Authority gives prior written approval for any variation.

This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order)

Reason: In order to ensure that the vitality and viability of Waterlooville Town Centre and adequate car parking, having due regard to policies CS16, DM11 and DM14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 10 The buildings hereby permitted shall be broadly in accordance with the heights and scale indicated on the plans forming part of this application and the height of the tallest building as shown in this indicative information, shall not exceed three storeys.

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

- 11 No mezzanine floor shall be inserted into the business units (shown as hatched in black on the Proposed Masterplan) hereby permitted without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development Order)

Reason: In the interests of highway safety and parking and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 12 The development hereby permitted shall not be occupied until details of parking allocation, including cycle parking, for each building/unit have been submitted to and agreed in writing with the Local Planning Authority. The spaces shall be surfaced and marked out and allocated 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 13 Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 14 The extraction equipment installed in pursuance to Condition No.13 above shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority and shall not be resumed until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

Reason: To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 15 No development hereby permitted shall commence until details of external air moving equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include acoustic performance. The equipment shall be installed prior to the use of the building(s) commencing. Equipment to be maintained and operated only in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of nearby properties is protected and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 16 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains, swales or similar features 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 together with details for their maintenance of surface water drainage. 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. The surface water drainage shall be maintained in accordance with the maintenance arrangements thus approved, unless the Local Planning Authority gives prior written approval for any variation.

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 Core Strategy 2011 which form part of the Local Development Framework, and National Planning Policy Framework, March 2012.

- 17 The buildings hereby permitted shall not be occupied 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 18 The development hereby permitted shall not be occupied 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 and the approved details implemented in full accordance with that specification.

Reason: In the interests of the amenities 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, March 2012.

- 19 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy.

- 20 Construction of the buildings 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 21 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 protect the character and appearance of the area 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, March 2012.

- 22 No article of any description shall be manufactured, assembled, altered, repaired or stored outside the buildings hereby approved unless the Local Planning Authority gives prior written approval for any variation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012

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

Application Form

Flood Risk Assessment prepared by Peter Brett Associates LLP dated June 2012

Framework Site Waste Management Plan prepared by Peter Brett Associates LLP dated June 2012

Framework Travel Plan prepared by Peter Brett Associates LLP dated June 2012 received 06/09/12

Noise Assessment prepared by Peter Brett Associates LLP dated June 2012

Sustainability Statement prepared by Peter Brett Associates LLP dated June 2012

Utilities Appraisal Report prepared by Peter Brett Associates LLP dated June 2012

Odour Assessment prepared by Peter Brett Associates LLP dated June 2012

Market Report prepared by Vail Williams dated May 2012

Employment Generation Report prepared by Vail Williams.

Planning Statement prepared by Vail Williams dated June 2012

Sequential Approach & Impact Assessment (including appendices) for Proposed Hotel (Class C1), Restaurant (A3) & Drive -Thru Restaurant (A3/5) prepared by

PRIME dated June 2012.

Transport Assessment (including Appendices) prepared by Peter Brett Associates LLP dated June 2012.

BAE Waterlooville Lane Transfer To Deliver Link From MDA Site to Brambles Business Park - Drawing No.26365/012/002 Rev A.

Location Plan and Application Boundary - Drawing No. 11.074_001 Rev A received 07/09/12.

Proposed Masterplan - Drawing No. 11.074.002 Rev A received 07/09/12.

Proposed Contextual Site Sections AA & BB. Drawing No. 11.074.003 Rev A received 07/09/12.

Proposed Contextual Site Sections CC & DD. Drawing No. 11.074.004 Rev A received 07/09/12

Comparative Site Massing. Drawing No. 11.074.004 Rev A received 07/09/12

Design and Access Statement received 07/09/12

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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

- (7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 31 July 2013 which requires details on drainage, Employment and Skills Plan, and the provision of a new pedestrian/cycle route.
- (8) 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.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2013