

DRAFT



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Mr D Cramond
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For: Taylor Wimpey Uk Ltd

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

Application Number: APP/12/01243

Site Address: Dukes Meadow, Waterloooville - Phases 2, 3 and 4

Proposal: Erection of 21No. residential units & 6 retail units within Phase 2 (7No. Residential, 7No. Live/Work, 6No. Retail previously approved within planning applications - HBC - APP/10/00610 & WCC - 10/02353 REM).

Erection of 17No. residential units within Phases 3-4 (17No. Live/Work units previously approved within planning applications HBC - APP/12/00008 & WCC - 11/03014 REM).
(Alternative to existing approvals.)

Further to your application received on 22 November 2012, which was valid from 28 November 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 The garage, car ports and parking areas hereby approved shall not be used for any other purpose than the parking of cars.
Reason: To ensure the provision and retention of the parking in the interests of local amenity and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 4 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.
Reason: To ensure that adequate on-site parking and turning facilities are made available and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 5 The garages and integral carports 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 provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 6 The cycle parking hereby permitted shall be retained and kept available for the parking of cycles at all times.
Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 7 No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.
Reason: To ensure that the roads and footways are constructed to a satisfactory standard and having due regard to policy CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 8 The dwellings hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of the approved Design Code and the conditions in the outline planning permission, and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 9 Written documentary evidence demonstrating that the development has achieved a minimum of 'Very Good' against the BREEAM standard shall be submitted to the Local Planning Authority within 6 months of the first occupation (for trading) of the retail units hereby granted, unless an otherwise agreed timeframe is agreed in writing by the Local Planning Authority. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of the approved Design Code and the conditions in the outline planning permission, and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 10 Prior to any work commencing on site, details at a scale of 1:20 of the following shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed. Development shall be undertaken in accordance with the approved details.

1. Front doors with surrounds and canopies
2. Garage doors
3. Eaves details
4. Ridge detailing
5. Windows and sills with windows recessed by a minimum of 75mm
6. Balconies
7. Porches

Reason: In the interests of the visual amenities and 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.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans, details and documents:

Application Forms

Site Plans UP00012 - 107D and 108C

Mix use Building Ground Floor Plan UP00012 - 101F

Mix Use Building First Floor Plan UP00012 - 102F

Mix Use Building Second Floor Plan UP00012 - 103F

Mix Use Building Third Floor Plan UP00012 - 104F

Mix Use Building Elevations 1 Floor Plan UP00012 - 105F

Mix Use Building Elevations 2 Floor Plan UP00012 - 106F

Landscape Proposals ISL 1734 504A and 551

Boundary Treatments 109

House Type Pack 1 - 29 Rev B

Design and Access Statement

Noise Report SA - 2356

Affordable Housing Distribution 110A

Affordable Housing Masterplan Strategy in support of application for change of use of live work units

Planning Statement Nov 2012

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

R12 (Waterlooville Leisure Centre Development)

R16 (New Open Space)

R17 (Playing Space Related to New Housing Development)

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Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS18	Strategic Site Delivery
CS19	Effective Provision of Infrastructure
CS2	Employment
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS3	Skills and Employability
CS4	Town, District and Local Centres
CS6	Regeneration of the Borough
CS7	Community Support and Inclusion
CS8	Community Safety
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM14	Car and Cycle Parking on Development (excluding residential)
DM15	Safeguarding Transport Infrastructure
DM2	Protection of Existing Community Facilities and Shops
DM3	Protection of Existing Employment and Tourism Sites
DM5	Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
DM6	Coordination of Development
DM7	Elderly and Specialist Housing Provision
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

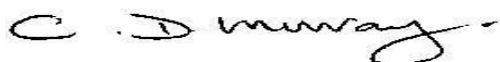
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of employment and loss of live/work units, affordable housing, highways and parking, the effect on appearance of the development and the locality and other matters. 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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 4th July 2013 which (i) requires that the development approved by this permission is subject to the provisions of the Principal Agreement dated 20th December 2007, (ii) varies the definition of Affordable Rented Housing as set out in the First Supplemental Agreement dated 7th December 2012, (iii) requires that the requirements of the Principal Agreement (as varied by the First Supplemental Agreement and the Second Supplemental agreement) shall apply to the Wimpey site and (iv) requires an amended Affordable Housing Masterplan Strategy and an amended Affordable Housing Phase Strategy for phase 2 to have been submitted and approved by Winchester and Havant before commencement of the development.
- (5) The Planning Permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developers attention is drawn to the corresponding Planning Permission 12/02502/FUL granted by Winchester City Council.
- (6) 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)

17 July 2013