



Havant
BOROUGH COUNCIL

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Mr Beck
Luken Beck Ltd
30 Carlton Crescent
Southampton
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For: Bloor Homes Ltd

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

Application Number: APP/12/00407

Site Address: Land east of New Lane and west of Warblington School

Proposal: Construction of 78 dwellings consisting of 5No. 2 bed houses, 47No. 3 bed houses, 3No. 4 bed houses, 2No. 1 bed flats and 21No. 2 bed flats, with associated parking and landscaping including openspace and pumping station. New vehicular access to New Lane, and modifications to existing New Lane highway.

Further to your application received on 12 April 2012, which was valid from 05 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 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 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 3 The finished floor levels of all houses within the site should be set at a minimum of 0.15 metres above finished ground level unless agreed otherwise in writing by the Local Planning Authority.
Reason: To ensure the safety of the occupiers of the property against the risk of flooding and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

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- 4 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 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 6 Construction of the development hereby approved shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To prevent damage to drainage infrastructure and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 7 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 8 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 the 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, March 2012.

- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting have been submitted to and approved in writing by the Local Planning Authority. Such details shall include, location, height, type, direction and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of the locality, in the interests of reducing anti-social behaviour and having due regard to policies CS8, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 10 The development hereby permitted shall not be commenced unless and until a detailed ecological mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The mitigation statement shall include firm details of the mitigation and enhancement measures that will be undertaken, for example, habitat creation/translocation methodologies, number and location of bird boxes and a replacement pond, monitoring and timetables for works. The approved mitigation statement shall thereafter be fully implemented and maintained in accordance with the approved details.

Reason: To ensure that the development has an acceptable impact on ecology/protected species and provides suitable mitigation where required having due regard to policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 11 The development hereby approved shall not commence until a scheme to deal with the risks associated with the contamination of the site is 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 previous investigation reports, for the purpose of provide informing 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, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report shall be prepared on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

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

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from previous land uses located outside the development site; and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 12 No plant or machinery shall be operated at the premises the subject of the application except between the hours of 08.00 - 18.00 Monday to Friday and between the hours of 08.00-13.00 on Saturdays, and not at all on Sundays or recognised Public Holidays.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 13 The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless agreed otherwise in writing by the Local Planning Authority.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 14 The development hereby approved shall not be brought into use until a survey and report which includes measures to mitigate any noise and vibration from the adjacent railway line (including noise and vibration from freight trains), has been submitted to and approved in writing by the Local Planning Authority. All measures contained within the report shall be adhered to thereafter unless agreed otherwise in writing by the Local Planning Authority.
Reason: To ensure that the dwellings are adequately soundproofed in the interests of the amenities of the occupants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 15 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 or E of the Town and Country Planning (General Permitted Development) Order, as amended 2008, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 17 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: In the interests of traffic safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 18 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: In the interests of traffic safety and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 19 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the 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 when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 20 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 21 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, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 22 No dwelling hereby permitted shall be constructed anywhere on the site until the road(s) have been laid to at least base course unless otherwise agreed in writing by the Local Planning Authority.
Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 23 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) 2011 and the National Planning Policy Framework, March 2012.

- 24 The development hereby permitted shall not commence unless and until detailed drawings of the proposed pedestrian/cycle route between New Lane and the boundary of the site with Warblington School including width, gradient and surfacing materials has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented fully in accordance with the approved scheme prior to the occupation of any of the permitted dwellings.
Reason: To ensure that the development allows adequate pedestrian and cycle access to encourage non-car based travel and to improve access to off site open space, schools and other amenities having due regard to policies CS1, CS16, CS20, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 25 No dwelling shall be occupied unless the relevant recommendations of the Noise Impact Assessment dated 8th December 2011 have been implemented in relation to it, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of occupiers of the proposed dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 26 No bonfires shall be allowed on site during the period of demolition, clearance and construction.
Reason: To protect the amenity of existing residents in the vicinity of the site during construction and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 27 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 28 The development hereby permitted shall be carried out in accordance with the following approved plans:
- NLH/SL01 revision C – Site Layout
NLH/ENC-01 revision A – Enclosures Plan
NLH/MAT-02 revision A – Hard Surfaces Layout
- Det-EGW-03 – brick garden wall standard detail
Det-FEN-01- close board fence standard detail
Det-FEN -02 – Larch lap fence standard detail
Det-FEN-05 – Bow top railings standard detail
- NLH/BIN12-23/01 Bin cycle storage to plots 12-23
NLH/BIN25-32/01 Bin and Cycle storage to plots 24-32
NLH/PUMP/01 Pumping Station plans and elevations
NLH/COMP/01 Site Compound layout
NLH/COMP/02 Compound details
- Wheel wash guidance
New Lane Havant statement of crime prevention measures
- Hav-110 revision B – Engineering Layout
Hav-120 revision B – Domestic drainage sheet 1
Hav –121 revision B – Domestic drainage sheet 2

Hav-130 revision B – external works sheet 1
Hav -131 revision B – external works sheet 2
Hav-160-finishes layout
Hav-210 revision B – Long sections

Hav-300 revision A – Construction details highways sheet 1
Hav-301 – Construction details Highways sheet 2 (adopted)
Hav-310 – Construction details Drainage sheet 1 (adopted)
Hav-320- Pumping station details
Hav-350- Construction details paved areas sheet 1 (private)
Hav-360 – Construction details Drainage sheet 1 (private)
Hav – 361 – Construction details Drainage sheet 2 (private)

Arboricultural implications assessment and arboricultural method statement revision C

JBA-11-04-03 revision C – Detailed soft landscape proposals
JBA 11-04-SK1 revision E – Landscaping concept sketch

Landscape management plan revision C
JBA-11-04-TS1 revision D – Tree Protection plan sheet 1
JBA-11-04-TS2 revision D – Tree protection plan sheet 2

Letter from Co. Archaeologist 21.04.12.

Planning Design & Access Statement 04.12.

Drawing MLH-PUMP-01 Pumping Station.

BSG Extended Phase 1 Habitat Survey 11.10.

PBA Ecological Assessment Report 01.11.

JBA Great Crested Newt Survey 05.11.

JBA Bat & Badger Survey 02.11.

Ian Sharland Ltd. Noise & Vibration Report 02.11.

Hydrock Ground Investigation 03.11.

JBA Management Plan rev. C 06.12.

JBA Drawing. 11/04-SK 1 rev. G Concept Landscape Plan.

JBA Drawing 11-04-03 rev. F Detailed Soft Landscape Proposals.

JBA Drawings TS 01 & 02 rev. E Tree Protection Plans.

JBA Drawing 11/04. AR01 rev. C AIA & AMS.

Banners Gate Flood Risk Assessment 03.11.

Banners Gate Drawing 11010/110A Engineering layout.

Banners Gate Transport Assessment 11.12.

Site Layout Plan NW-0002-09- MAS.01G /

Apartment Types A, B & Bsp NW-0002-09- A, B.01 /
Apartment Types A, B & Bsp NW-0002-09- A, B.02 /
Apartment Types A, B & Bsp NW-0002-09- A, B.03 /
Apartment Types A, B & Bsp NW-0002-09- A, B.04 /
Apartment Type G NW-0002-09- G.01 /
Apartment Type G NW-0002-09- G.02 /
Apartment Type G NW-0002-09- G.03 /
Apartment Type G NW-0002-09- G.04 /
Apartment Type G NW-0002-09- G.05 /

House Types C, J & M NW-0002-09- C,J,M.01 /
House Types C, J & M NW-0002-09- C,J,M.02 /
House Types D & F NW-0002-09- D,F.01 /
House Types D & F NW-0002-09- D,F.02 /
House Type E NW-0002-09- E.01 /
House Type E NW-0002-09- E.02 /
House Types E & F NW-0002-09- E,F.01 /
House Types E & F NW-0002-09- E,F.02 /
House Type J NW-0002-09- J.01 /
House Type J NW-0002-09- J.02 /
House Types J & K NW-0002-09- J,K.01 / A
House Type L NW-0002-09- L.01 /
House Type L NW-0002-09- L.02 /
House Type L NW-0002-09- L.03 /
House Type L NW-0002-09- L.04 /
House Type L NW-0002-09- L.05 /
House Type L NW-0002-09- L.06 /
House Type L NW-0002-09- L.07 /
House Type L NW-0002-09- L.08 /
House Type L NW-0002-09- L.09 /
House Type L NW-0002-09- L.10 / A
House Types M & K NW-0002-09- M,K.01 /
House Types M & K NW-0002-09- M,K.02 / A
House Types M & K NW-0002-09- M,K.03 /
House Types M & K NW-0002-09- M,K.04 / A
House Types M & K NW-0002-09- M,K.05 /
House Types M & K NW-0002-09- M,K.06 / A
House Type M NW-0002-09- M.01 /
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House Type M NW-0002-09- M.05 /
House Type M NW-0002-09- M.06 /
House Type M NW-0002-09- M.07 /
House Type M NW-0002-09- M.08 /
House Type N NW-0002-09- N.01 /
House Type N NW-0002-09- N.02 /
House Type N NW-0002-09- N.03 /

Double Garage NW-0002-09- Gar.01 /
Bin & cycle store NW-0002-09- Bin/Cycle.01 /
Street Scenes NW-0002-09- S.Scenes / A

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

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

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
CS21	Developer Requirements
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
DM15	Safeguarding Transport Infrastructure
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the nature of the proposed residential development; effect on the character and appearance of the area; residential amenity; access and highways implications; flooding and drainage; impact on trees; effect on ecology; sustainability; archaeology; and S106 arrangements. 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.

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(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the The Plaza or by telephoning 023 9244 6015.

(4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner by;

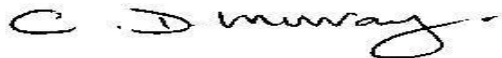
- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice; and
- 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 12th April 2013 which addresses the following aspects of the development:

1. Transport
2. Open space
3. Drainage
4. Affordable housing
5. Employment and skills plan
6. Management of the site and facilities



Mr Chris Murray
Service Manager (Planning Development)

16 May 2013