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BOROUGH COUNCIL

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For: Crayfern Homes Ltd

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

Application Number: APP/13/00103

Site Address: Land South of Scratchface Lane, adjacent to A3M and West of Brooklands Road and Hillmead Gardens, Havant

Proposal: Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments.

Further to your application received on 31 January 2013, which was valid from 02 May 2013, 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 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.

Our Ref: APP/13/00103

- 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. The development shall thereafter not be carried out otherwise than in full accordance with the approved details.

(a) The appearance of all buildings (including details of the colour and texture of external materials to be used);

(b) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the application site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the trees to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree. A soft landscape scheme for the whole site (Residential and Reptile Relocation Area and Public Open Space) not proposed to be hardsurfaced, including 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 timing provisions for completion of the implementation of all such landscaping works.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 4 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.

With respect to the roads coloured grey on drawing number 02-12_102e these shall be constructed to adoptable standards.

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) and the NPPF.

- 5 Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and thereafter managed and maintained in accordance with the approved details.

The scheme shall also include:

- Design details of the permeable paving areas, including car parking bays
- Design details for infiltration and collection systems
- 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;
- A timetable for its implementation; and
- 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 operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To improve and protect water quality by ensuring that the infiltration of potentially polluting surface water run-off does not enter groundwater. In addition this will prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance with the NPPF and Havant Borough Local Plan (Core Strategy) policies CS11, CS15, DM8 and DM10.

- 6 No development shall begin until details of all bridges proposed on site shall be submitted to and approved in writing by the local planning authority. Thereafter the bridges shall be constructed as set out in the approved scheme. Any bridges to be built over the Bedhampton Brook shall be of a clear span design, with the following features:
- Abutments shall be set back from the watercourse on both banks to provide a bank width of a minimum of 2 metres beneath the bridge to provide an unobstructed corridor to allow the movements of otters and other animals.
 - Bridge soffit levels and flood spans shall be 600mm above the 1 in 100 year flood level to allow floating debris to pass freely through the structure. One metre above maximum known flood level will be required on main rivers if the applicant does not provide hydraulic calculations for the design flood level.

Reason: The use of clear-spanning bridges will maintain a continuous river corridor and allow the movement of both the river and associated wildlife in accordance with Paragraph 109 of the NPPF and Havant Borough Local Plan (Core Strategy) 2011 policies CS11, CS13, CS16 and DM8. It will also ensure that flood flows are conveyed safely on site and that the risk of blockages under the bridge is minimised in accordance with the NPPF.

- 7 No development shall begin until a scheme for the provision and management of a minimum of an 8m buffer zone both sides of the Bedhampton Brook is submitted to and agreed in writing by the local planning authority. This zone should be measured from the bank top (defined as the point at which the bank meets the level of the surrounding land) alongside the stream. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- Plans showing the extent and layout of the buffer zone
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
- Details of any footpaths, fencing, lighting etc.
- Details showing how access to the watercourse and grill covering the entrance to the culvert underneath Brooklands Road will be made available throughout the construction phase and after the development is complete.

Reason: Development that encroaches on watercourses and wetlands has a potentially severe impact on their ecological value. This is contrary to Paragraph 109 of the NPPF and Havant Borough Local Plan (Core Strategy) 2011 policies CS11, CS13, CS15 and DM8 in addition to the UK Biodiversity Action Plan. Land alongside watercourses and wetlands is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change. Through securing access to allow maintenance activities to take place if required will reduce the risk of flooding to the local area in accordance with the NPPF.

- 8 No development shall begin until a scheme for the provision and management of at least one compensatory pond habitat has been submitted to and agreed in writing by the local planning authority and implemented as approved. Thereafter the development shall be implemented in accordance with the approved scheme.
Reason: Development that encroaches on ponds and other wetlands has a potentially severe impact on its ecological value. Paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is also supported by policies CS11, CS13, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 9 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 on the site and in the vicinity of the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 10 No development shall commence 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 other vegetation at the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 11 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 enable the Local Planning Authority to control the development in detail in the interests of the character and amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 12 No development hereby permitted shall commence until a scheme for protecting the proposed dwellings and their gardens from noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.
The scheme is required to achieve the following requirements:
Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:
Daytime 35 dB LAeq,16h
Night time 30 dB LAeq,8h and should not regularly exceed 45 dB L_{Amax}, F.
Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 13 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 CS11.1, CS15, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 14 Notwithstanding the submitted details 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 NPPF.

- 15 No development hereby permitted nor any related site clearance shall commence until the tree and hedge protection approved under condition 15 of discharge of condition application APP/13/00153 has been undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same. All measures forming part of this approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

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 NPPF.

- 16 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

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 Saturdays and not at all on Sundays and all recognised public holidays.

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 Core Strategy 2011 and the NPPF.

- 17 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 NPPF.

- 18 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting on the application site 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. The lighting proposed should be sympathetically designed to accommodate foraging and commuting bats.

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 NPPF.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the 1995 Order as amended shall be erected without the prior written approval of the Local Planning Authority within the following areas:

- The area between the front wall(s) of unit numbers 10, 11, 12, 13, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 71, 72, 73, 74, 78, 79, 80, 81, 82, 83, 84, 85, 86 and 87-92 and the highway;
- The area between the front and side wall of unit numbers 31, 37, 51 and 68 and the highway;
- The area between the front wall of unit numbers 14, 15, 16, 17 and 18 and the footpath adjacent to the public open space/SUDS

Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 20 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/E and F of the 1995 Order, as amended, shall be erected within the curtilage of units 2, 3, 7, 8, 18, 19, 32 of the site without the prior written approval of the Local Planning Authority.

Reason: To ensure that trees/hedges to be retained are protected from inappropriate development having due regard to policies CS11, CS13, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 21 No dwelling / building 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 NPPF.
- 22 No dwelling shall be occupied unless and until the vehicular access and 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 NPPF.
- 23 No development shall take place within the area indicated on the approved plan ref no. 02.12_102e until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011.
Note for Decision Notice: *Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.*
- 24 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 CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011.
- 25 Following completion of archaeological fieldwork a report shall 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 CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011.
- 26 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 NPPF.

- 27 No development including site clearance shall commence on the site until all trees / shrubs and / or other natural features, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along the line agreed under condition 27 of discharge of condition application APP/13/00153. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 28 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 29 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, 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 NPPF.

- 30 The development hereby approved shall not commence unless and until full details of measures aimed at reducing the possibility of crime and antisocial behaviour have been submitted to and approved in writing with the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: In the interests of reducing the opportunity for crime and antisocial behaviour in the interests of existing and future residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 31 The development hereby permitted shall not commence unless and until details in relation to the provision of restrictions to vehicular access to the Scratchface Lane emergency access/footpath/cycleway have been submitted to and approved in writing by the Local Planning Authority. The approved access restrictions shall thereafter be provided and maintained in accordance with the approved details.

Reason: To ensure that the Scratchface Lane access is for emergency vehicle, cycle and pedestrian access only in the interests of amenity and highway safety having due regard to policies CS16 and DM11 the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 32 The footpath/cycle routes to Portsdown Hill Road and Scratchface Lane shall be designed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The details shall include features to improve the safety of the routes including the design and positioning of fencing, lighting, surfacing materials, landscaping and width of routes. The approved scheme shall be provided prior to the occupation of the dwellings hereby approved and thereafter maintained in accordance with the approved details.

Reason: To ensure that the development provides good pedestrian and cycle access to encourage sustainable means of transport and having due regard to policies CS16 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 33 The development hereby permitted shall not commence unless and until a scheme for cycle parking meeting the standards set out in Havant Borough Residential Parking and Cycle Provision has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided in accordance with the approved scheme prior to the occupation of the associated dwelling and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate cycle parking in the interests of promoting sustainable travel options and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 34 The foul sewer system's pumping station must at no time exceed a pump rating of 4.4 litres per second. In addition no foul sewage shall be discharged from the application site into the Brooklands Road sewerage system.

Reason: To ensure suitable foul water drainage for the site and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 35 The development hereby permitted shall not commence until such time as full details of the junction arrangements for Brooklands Road with the new access road have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The works shall be carried out in accordance with the approved details prior to the commencement of development.

Reason: In the interests of highway safety and having due regard to policies CS20 and DM11 of the Havant Borough Core Strategy 2011 and the NPPF.

- 36 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 NPPF.

- 37 The development hereby permitted shall not take place other than in accordance with the ecological details approved in relation to condition 37 approved under discharge of condition application reference APP/13/00153. Development shall subsequently proceed and be maintained in accordance with the approved mitigation strategy.

Reason: To avoid impacts to reptiles in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) and having due regard to the NPPF.

- 38 Prior to commencement of the development hereby permitted, plans showing the layout and specification of streetlighting and how impacts from new external lighting will avoid illuminating the identified bat roost and key foraging / commuting routes shall be submitted for written approval to the local planning authority. Development shall subsequently proceed and be maintained in accordance with any such approved details.

Reason: To avoid impacts to bats in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) and having due regard to the NPPF.

- 39 Bat roosting features shall be provided in the development in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Upon completion, a brief report provided by a suitably experienced ecologist confirming the installation of these shall be submitted for written approval to the local planning authority.
- Reason:** To enhance biodiversity in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) and having due regard to the NPPF.
- 40 Clearance of any vegetation shall only take place between August and early February (inclusive). If this is not possible then pre-clearance site checks shall be undertaken by a competent ecologist to ensure there are no occupied nests present. If necessary, the supervising ecologist shall maintain a watching brief during the vegetation clearance. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5 metres maintained around such nests, until such time as those nests become unoccupied of their own accord.
- Reason:** To avoid impacts to nesting birds and having due regard to policies CS11, and CS16 of the Havant Borough (Core Strategy) 2011 and the NPPF.
- 41 The buildings hereby permitted shall not occupied until plans and particulars specifying:
- i) the design and appearance of informal open space,
 - ii) its relationship to SUDS,
 - iii) the design of any water features to address safety,
 - iv) a timetable for the implementation on site.
- have been submitted to and approved in writing by the Local Planning Authority. The informal open space shall be provided in accordance with the approved details and timetable.
- Reason:** In the interests of the amenities of the locality and having due regard to policies CS11, CS16, DM1 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 42 No development including site clearance shall take place other than in accordance with the scheme in relation to the proposed reptile relocation area approved under condition 42 of discharge of condition application APP/13/00153. The approved scheme shall thereafter be provided and maintained in accordance with the approved details.
- Reason:** In the interests of the amenities of the locality and nature conservation and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 43 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until details of the siting and design of the proposed pumping station have been submitted to and approved in writing by the Local Planning Authority.
- Reason:** In the interests of amenity and to ensure that the wildlife buffer zone and tree protection can be adequately addressed having due regard to policies CS11, CS13, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 44 Units 7 and 19 hereby permitted shall be designed to ensure that windows or other openings above ground floor level in the east facing elevations are designed to prevent an unneighbourly impact on the properties in Brooklands Road.
- Reason:** In the interests of residential amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework together with Planning Policy Statement 1.

- 45 Notwithstanding the submitted details nothing in this permission shall approve the siting and garden areas of units 7 and 8 which will be subject to further details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that suitable amenity space can be provided for unit 7 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 46 The development hereby permitted shall not commence unless and until full details of suitable boundary treatment to 32 and 38 Brooklands Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable boundary treatment in the interests of residential amenity and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

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

Documents:

Letter Pro Vision dated 29th January 2013

Summary of Proposed Variations to Approved Scheme

Schedule of Landowners

Summary of Proposed Bed Spaces from Approved Scheme

Email Crayfern homes dated 25th April 2013

Post Application Agreement Crayfern Homes dated 3rd July 2013

Plans:

Site Location Plan Drawing No. 1387/P01c

Site Layout Plan Drawing No. 02.12_102e

Site Layout Plan sheet 1 Drawing No. 02.12_105b

Site Layout Plan sheet 2 Drawing No. 02.12_106b

Site Layout Plan sheet 3 Drawing No. 02.12_107e

Site Layout Plan sheet 4 Drawing No. 02.12_108b

Site Layout Plan sheet 5 Drawing No. 02.12_109b

Housing Mix Plan Drawing No. 02.12_111a

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 Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
DM1	Recreation and Open Space
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

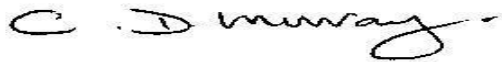
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the nature of the changes to the previously approved plans, viability issues, the impact on the character and appearance of the area, residential amenity, access and highway implications. flooding and drainage, noise issues, the effect of development on Ecology, the impact on trees, other environmental effects, crime prevention, sustainability and contribution arrangements/S106. 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 Development Control Service at the Civic Offices 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 22nd October 2012 as varied by the Deed of Variation dated 10th July 2013. The S106 requires:
 - A Highway Contribution of £341,974
 - Residential Travel Plan
 - Highways Agreement
 - Reptile Relocation Area provisions
 - Open space Contribution £123,843.50
 - Traffic regulation Contribution
 - A Management Company for the Open Parts of the site (management and maintenance arrangements)
 - Public Rights of Way requirements

- Affordable housing requirements (including provision of 39% affordable housing provision)
 - SUDS design, implementation and maintenance requirements
 - Employment and Skills plan
- (6) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 01962 714585.
- (7) It is a legal requirement under the provisions of the Site Waste Management Plan Regulations 2008 to have a site waste management plan (SWMP) before construction begins on all new construction projects worth more than £300,000. The level of detail the SWMP should contain depends on the estimated build cost, excluding VAT. Further information can be found at www.netregs-swmp.co.uk
- (8) Under the terms of Section 109 of the Water Resources Act 1991, and th Southern Region Land Drainage and Sea Defence Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Bedhampton Brook, designated a 'main river'. Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991 and you are therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.



Mr Chris Murray
Service Manager (Planning Development)

15 July 2013