Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Fidgett
Alliance Planning
35 Old Queen Street
London
SW1H 9JA

For: The Southern Co-operative Ltd

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

Application Number: APP/11/01561
Site Address: Land West of Bupa Hospital, Bartons Road, Havant
Proposal: Formation of new access and approach road and related off-site highway works - all to serve new crematorium building and associated features the subject of related application 53322/001 to East Hampshire District Council.

Further to your application received on 17 October 2011, which was valid from 08 November 2011, 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 access hereby permitted shall not be commenced until such time as a binding contract for carrying out the development for the associated crematorium is made and planning permission has been granted for the development for which the contract provides.
Reason: In order to protect the character of the area and to prevent the creation of an access in isolation from any other approved development having due regard to policies CS16 and CS17 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

3 Prior to the access hereby permitted being brought into use visibility splays of 4.5 metres by 90 metres in both directions shall be provided. No structures or erections exceeding 1.05 metres in height shall be subsequently placed, built or otherwise allowed to remain within those visibility splays.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

4 Notwithstanding the submitted plans, 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 No development including site clearance shall commence on the site until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of protective measures proposed to safeguard the woodland adjacent to the eastern boundary of the site.

The required tree protection measures shall be in place before any works commence on site and be retained in place during the entire construction phase.

Reason: To ensure that the woodland is 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 Core Strategy 2011 which form part of the Local Development Framework.

6 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the access road (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for 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 the access road is constructed to a satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

7 The use of the access hereby permitted shall not commence until the existing access to the site from Bartons Road has been closed.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

8 The development hereby approved shall be carried out strictly in accordance with the provisions of Section 5.2.3 of the Phase 1 Survey report by Baker Shepherd Gillespie reference 5426_W001_P1Report_HED_SB_20110504 with respect to the protection of development impacts upon protected species.
Reason: In the interests of nature conservation and having due regard to policy CS11, CS16 and DM8 of the Havant Borough Core Strategy.

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

HED.923.204 B Indicative Planting Images
HED.923.205 C Fencing Plan
HED.923.206 C Fencing Plan
HED.923.207 C Lighting Plan
HED.923.208 C Lighting Plan
HED.923 LA 103 Photographs
HED.923 LA 104 Photographs
HED.923 LA 105 Photographs
HED.923 LA 106 Photographs
HED.923 LA 107 Photographs
HED.923.200 Illustrative Masterplan Site Wide
HED.923.201 Illustrative Masterplan
HED.923.202 Surfaces and Furniture Plan
HED.923.203 Planting Plan
4830.1100 A Site Location Proposed
4830.1100 B Site Location Existing
4830.1101 A Block Plan
4830.1201 A Ground Floor Plan
4830.1202 A Roof Plan
4830.1300 A Proposed Elevations 1
4830.1301 A Proposed Elevations 2
4830.1302 A Proposed Elevations 3
4830.1600 A Perspective Views 1
4830.1601 A Perspective Views 2
4830.1602 A Access from Bartons Road
Planning Statement
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS20	Transport and Access Strategy
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, 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 effect on the character and appearance of the area, highway impact and legal agreements. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

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

(4) With regard to the submission of a landscaping scheme the Council's Landscape Officer advises

"Proposed Hedge Mix H1 - I recommend replacing the Ulex europaeus (gorse) with Crataegus monogyna (hawthorn) which is more characteristic of this area. Hazel is also wrongly specified as Fagus sylvatica - it should be Corylus avellana.

The existing hedge being retained along Bartons Road is very sparse in places and therefore the gaps should be planted up with the revised hedge mix H1.

The avenue of trees along the entrance road is shown as Sc which is not included in the planting schedule on the planting plan. If it is intended to be Castanea sativa, that is acceptable."

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 March 2012