

To:
Mr A Harris
WYG Planning & Design
The Loft St Clair's Farm
Wickham Road
Droxford
SO32 3PW

For: Bloor Homes & Bellway Homes

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/12/00837

Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

**Proposal: Reserved Matters Application (pursuant of outline planning permission
10/74014/000) for redesign of northern part of the site to provide a total of 161 units
(reduction of 32 units) with associated parking and landscaping.**

Further to your application received on 09 August 2012 (which was valid from 09 August 2012) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted of Outline Planning Permission 10/74014/000** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission 10/74014/000 dated 13/05/11
- (ii) The following additional conditions:

Conditions:

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

Design and Access Statement
Arboricultural Method Statement and Tree Protection Plan
Measured Works Schedule Softworks Only.
Detailed soft layout proposals for Plots – Drawing No.JBA 12/242-01 REV A
Detailed soft layout proposals for Plots – Drawing No.JBA 12/242-02 REV A
Cost Estimate Sheet (Soft layout proposals)
Site Layout: Drawing No.SL01.H
Location Plan: Drawing No.LP.01
Materials Layout: Drawing No.ML.01 Rev B
Root Protection Zone Layout: Drawing No RPZ.01
Storey Heights Plan: Drawing No.SH.01 Rev A
Street Elevations 4: Drawing No.SE.04
Street Elevations 5: Drawing No.SE.05
Street Elevations 6: Drawing No.SE.06
Boundary Details: Drawing No.BD.01

Plots 83 – 84 and 131 – 132 Elevations: Drawing No.P83-84_131-132.e
Plots 83 – 84 and 131 – 132 Floor Plans: Drawing No.P.83-84_131-132.p
Plots 86-87 Elevations: Drawing No. P.86-87.e
Plots 86-87 Floor Plans: Drawing No. P.86-87.p
Plots 93-95 Elevations P: Drawing No..93-95.e
Plots 93-95 Floor Plans: Drawing No. P.93-95.p
Plot 96 Floor Plans & Elevations: Drawing No. P.96.pe
Plots 97-102 Elevations - Sheet 1 of 2: Drawing No. P.97-102.e1
Plots 97-102 Elevations - Sheet 2 of 2: Drawing No. P.97-102.e2
Plots 97-102 Ground Floor Plan: Drawing No. P.97-102.p1
Plots 97-102 First Floor Plan: Drawing No. P.97-102.p2
Plots 97-102 Second Floor Plan: Drawing No. P.97-102.p3
Plots 103 and 104 Floor Plans & Elevations: Drawing No. P.103_104.pe
Plots 105-106 Elevations: Drawing No. P.105-106.e
Plots 105-106 Floor Plans: Drawing No. P.105-106.p

House type 2BH-1 Floor Plans & Elevations: Drawing No. HT.2BH-1.pe
House type 3BH-1 Elevations: Drawing No. HT.3BH-1.e
House type 3BH-1 Floor Plans: Drawing No. HT.3BH-1.p
House type 3BH-3 Floor Plans & Elevations: Drawing No. HT.3BH-3.pe
House type 3BH-6 Floor Plans & Elevations: Drawing No. HT.3BH-6.pe
House type 4BH-1 Floor Plans & Elevations: Drawing No. HT.4BH-1.pe
House type 4BH-1 - Variation A Plans & Elevations: Drawing No. HT.4BH-1-A.pe
House type 4BH-3 Floor Plans & Elevations: Drawing No. HT.4BH-3.pe
House type 4BH-5 Elevations: Drawing No. HT.4BH-5.e
House type 4BH-5 Floor Plans: Drawing No. HT.4BH-5.p
House type 4BH-5 - Variation A Elevations: Drawing No. HT.4BH-5-A.e
House type 4BH-5 Variation A Floor Plans: Drawing No. HT.4BH-5-A.p
House type 4BH-8 Elevations: Drawing No. HT.4BH-8.e
House type 4BH-8 Floor Plans: Drawing No. HT.4BH-8.p
House type 4BH-8 - Variation A Elevations: Drawing No. HT.4BH-8-A.e
House type 4BH-8 - Variation A Floor Plans: Drawing No. HT.4BH-8-A.p
House type 4BH-9 Elevations: Drawing No. HT.4BH-9.e
House type 4BH-9 Floor Plans: Drawing No. HT.4BH-9.p
House type 4BH-9 - Variation A Elevations: Drawing No. HT.4BH-9-A.e
House type 4BH-9 - Variation A Floor Plans: Drawing No. HT.4BH-9-A.p
House type 4BH-9 - Variation B Elevations: Drawing No. HT.4BH-9-B.e
House type 4BH-9 - Variation B Floor Plans: Drawing No. HT.4BH-9-B.p
House type 5BH-1 Elevations: Drawing No. HT.5BH-1.e
House type 5BH-1 Floor Plans: Drawing No. HT.5BH-1.p
House type 5BH-1 - Variation A Elevations: Drawing No. HT.5BH-1-A.e
House type 5BH-1 - Variation A Floor Plans: Drawing No.HT.5BH-1-A.p
House type 5BH-2 Elevations: Drawing No. HT.5BH-2.e
House type 5BH-2 Floor Plans: Drawing No. HT.5BH-2.p
House type 5BH-2 -Variation A Elevations: Drawing No. HT.5BH-2-A.e
House type 5BH-2 - Variation A Floor Plans: Drawing No. HT.5BH-2-A.p
Garages: Single - Floor Plans & Elevations: Drawing No. GAR.01.pe
Garages Double & Twin - Plans & Elevations: Drawing No. GAR.02.pe

Plots 161-162 Elevations: Drawing No. P.161-162.e
Plots 161-162 Floor Plans: Drawing No. P.161-162.p
Plots 163-166 Elevations: Drawing No. P.163-166.e
Plots 163-166 Floor Plans: Drawing No. P.163-166.p
Plots 168-170 & 171-173 Elevations: Drawing No. P.168-173.e
Plots 168-170 & 171-173 Floor Plans: Drawing No. P.168-173.p
Plots 178 & 181 Elevations: Drawing No. P.178_181.e
Plots 178 & 181 Floor Plans: Drawing No. P.178_181.p
Plots 179-180 Elevations: Drawing No. P.179-180.e
Plots 179-180 Floor Plans: Drawing No. P.179-180.p
Plots 190-214 Elevations - Sheet 1 of 3: Drawing No. P.190-214.e1

Plots 190-214 Elevations - Sheet 2 of 3: Drawing No. P.190-214.e2
 Plots 190-214 Elevations - Sheet 3 of 3: Drawing No. P.190-214.e3
 Plots 190-214 Ground Floor Plan: Drawing No. P.190-214.p1
 Plots 190-214 First Floor Plan: Drawing No. P.190-214.p2
 Plots 190-214 Second Floor Plan: Drawing No. P.190-214.p3
 Plots 215-219 Elevations - Sheet 1 of 3: Drawing No. P.215-219.e1
 Plots 215-219 Elevations - Sheet 2 of 3: Drawing No. P.215-219.e2
 Plots 215-219 Elevations - Sheet 3 of 3: Drawing No. P.215-219.
 Plots 215-219 Ground Floor Plan: Drawing No. P.215-219.p1
 Plots 215-219 First Floor Plan: Drawing No. P.215-219.p2
 Plots 220-224 Elevations - Sheet 1 of 2: Drawing No. P.220-224.e1
 Plots 220-224 Elevations - Sheet 2 of 2: Drawing No. P.220-224.e2
 Plots 220-224 Floor Plans: Drawing No. P.220-224.p
 Plots 225-227 Elevations: Drawing No. P.225-227.e
 Plots 225-227 Floor Plans: Drawing No. P.225-227.p
 Plots 228-229 Elevations: Drawing No. P.228-229.e
 Plots 228-229 Floor Plans: Drawing No. P.228-229.p
 Plots 237-239 Elevations: Drawing No. P.237-239.e
 Plots 237-239 Floor Plans: Drawing No. P.237-239.p
 Plots 245-247 Elevations: Drawing No. P.247-249.e
 Plots 245-247 Floor Plans: Drawing No. P.247-249.p

House type 2BH-3 Floor Plans & Elevations HT.2BH-3.pe
 House type 3BH-4 Floor Plans & Elevations HT.3BH-4.pe
 House type 3BH-7 Elevations HT.3BH-7.e
 House type 3BH-7 Floor Plans HT.3BH-7.p
 House type 3BH-7 - Variation A Elevations HT.3BH-7-A.e
 House type 3BH-7 - Variation A Floor Plans HT.3BH-7-A.p
 House type 3BH-7 - Variation B Elevations HT.3BH-7-B.e
 House type 3BH-7 - Variation B Floor Plans HT.3BH-7-B.p
 House type 3BH-7 - Variation C Plans & Elev's HT.3BH-7-C.pe
 House type 3BH-7 - Variation D Plans & Elev's HT.3BH-7-D.pe
 House type 3BH-8 Floor Plans & Elevations HT.3BH-8.pe
 House type 3BH-9 Floor Plans & Elevations HT.3BH-9.pe
 House type 4BH-2 Floor Plans & Elevations HT.4BH-2.pe
 House type 4BH-4 Floor Plans & Elevations HT.4BH-4.pe
 House type 4BH-7 Elevations HT.4BH-7.e
 House type 4BH-7 Floor Plans HT.4BH-7.p
 House type 4BH-10 Elevations HT.4BH-10.e
 House type 4BH-10 Floor Plans HT.4BH-10.p
 Garages: Single - Floor Plans & Elevations GAR.03.pe
 Garages: Twin - Floor Plans & Elevations GAR.04.pe
 Garages: Three - Floor Plans & Elevations GAR.05.pe

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension, building or structure permitted by Part 1, Classes A, B, C and E of Schedule 2 of the 1995 Order (as amended), shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (as amended), or of any subsequent Order revoking or re-enacting that order, no additional windows / doors or other openings shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Barrell Tree Consultancy, submitted to the Council on 23 August 2012.
Reason: To safeguard the trees within the site and having due regard to policies DM8 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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 The National Planning Policy Framework, March 2012.

Havant Borough District Wide Local Plan 1996-2011

H4	(Reserve Housing Sites)
R16	(New Open Space)
R17	(Playing Space Related to New Housing Development)

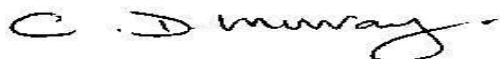
Havant Borough Core Strategy 2011

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
CS21	Developer Requirements
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
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
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 a balanced mix of well designed housing alongside significant public open space and landscaping. It offers a high quality living environment for future residents that is sympathetic to its surroundings and safeguards the amenity of adjoining residents. The development accords with Local and National Planning Policy. 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) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 12/12/12.
- (8) 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.



Mr Chris Murray
Service Manager (Planning Development)
14 December 2012