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

To:
Mr D Cramond
DC Planning Ltd
39 The Studio
Twemlow Avenue
Poole, Dorset
BH14 8AL

For: Taylor Wimpey UK Ltd

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

Application Number: APP/12/00008
Site Address: Phase 3 and 4, Land at Old Park Farm, Hambledon Road, Waterlooville
Proposal: Application for Third and Fourth Phases of residential development (219 dwellings, comprising 178 houses and 41 apartments) along with 17 live/work units (Reserved Matters application under outline planning condition 7 with relevant part clearance of outline planning conditions 6, 21, 22 and 24 of outline Permission 05/40000/000 which provide for the development of land for residential (450 units), live/work (24 units), employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional & health, open space/recreational purposes & the construction of two accesses from Hambledon Road).

Further to your application received on 21 December 2011, which was valid from 05 January 2012, Havant Borough Council as Local Planning Authority **Grants Approval for the Reserved Matters submitted pursuant to Conditions 6, 7(i) (a) (b) (c) , 21, 22 and 24 of Outline Planning Permission 05/40000/000** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The plans and other documents listed below; and the following conditions:

Documents and Plans Received

The application and covering letter

T0372-600-02 Rev J Illustrative Site Layout
T0372-600-03 Rev B Affordable Housing Distribution Plan
T0372-600-05 Rev C External Works (Sheets 1-3)
T0372-600-06 Rev A Illustrative Streetscenes (Sheets 1-2)
T0372-600-07 Boundary treatment details
T0372-600-08 Site Location Plan
T0372 Rev A Dwelling Design Pack

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JSL1864_001 Rev A Tree planting strategy
JSL1864_511 Rev A Soft landscape designs (1 of 5)
JSL1864_512 Rev A Soft landscape designs (2 of 5)
JSL1864_513 Rev A Soft landscape designs (3 of 5)
JSL1864_514 Rev A Soft landscape designs (4 of 5)
JSL1864_515 Rev A Soft landscape designs (5 of 5)
JSL1864_551 Rev B Tree and Shrub Palatte
JSL1864 560 Soft Landscape Specification

TO372 Plot specific accommodation schedule
Pre Development Arboricultural Survey including Tree Constraint plans
Statement of Conformity
Denmead phase 3 Carbon Analysis Rev A
Email of 26/3/12 re lifetime homes units.

Conditions:

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

3 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.
Reason: To ensure that adequate on–site parking and turning facilities are made available and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

5 The cycle parking hereby permitted shall be retained and kept available for the parking of cycles at all times.
Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.
Reason: To ensure that the roads and footways are constructed to a satisfactory standard and having due regard to policy CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

7 All development shall be carried out in accordance with the approved plans, details and documents hereby approved. Any variation from the approved plans or details shall be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with the approved details.
Reason: To ensure a good quality environment and that the development is carried out in accordance with the approved details.

8 Construction of the buildings hereby permitted shall not commence until:

(a) Details of the measures to be taken to reduce the carbon emissions of this phase of the development through sustainable construction, including measures to achieve at least Level 3 of Code for Sustainable Homes and equivalent BREEAM rating for office and industrial, have been submitted to and approved in writing by the Local Planning Authority; and

(b) Details of the measures to provide 10% of the development's energy needs from on site renewable energy sources, or alternatively how the equivalent or greater carbon reduction can be achieved through improvements to the building fabric of the development have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and the policies of the South East Plan and to accord with the requirements of the approved Design Code and the conditions in outline planning permission reference 05/40000/000 and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

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

Reason: In the interests of the visual amenities and character of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

R12	(Waterlooville Leisure Centre Development)
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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS18	Strategic Site Delivery
CS19	Effective Provision of Infrastructure
CS2	Employment
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS3	Skills and Employability
CS4	Town, District and Local Centres
CS6	Regeneration of the Borough
CS7	Community Support and Inclusion
CS8	Community Safety
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM15	Safeguarding Transport Infrastructure
DM16	Freight Transport
DM6	Coordination of Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

South East Plan 2009

CC1	(Sustainable Development)
CC2	(Climate Change)
CC4	(Sustainable Design and Construction)
CC6	(Sustainable Communities and Character of the Environment)
CC8	(Green Infrastructure)
NRM2	(Water Quality)
NRM4	(Sustainable Communities and Character of the Environment)
NRM5	(Conservation and Improvement of Biodiversity)
NRM7	(Woodlands)
NRM9	(Air Quality)
NRM11	(Energy Efficiency/Renewables)
NRM12	(Combined Heat and Power)
NRM13	(Regional Renewable Energy Targets)
H3	(Affordable Housing)
H4	(Type and Size of New Housing)
H5	(Housing Design and Density)

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C5 (Managing the Rural - Urban Fringe)
C6 (Countryside Access and Rights of Way Management)
S1 (Supporting Healthy Communities)
T4 (Parking)
T5 (Travel Plans and Advice)
W2 (Sustainable Design, Construction and Demolition)
W6 (Recycling and Composting)

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 dwelling mix and density, built form, materials, affordable housing, legibility, private and public open space, landscape, streets, access and movement, parking strategy, traffic calming, waste and recycling and sustainable design. 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.

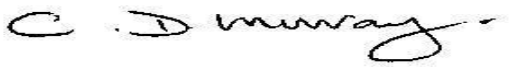
(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to 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) All deliveries and building works should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 to 1300 Saturday and at no time on Sundays or recognised public holidays.

(8) The Planning Permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developers attention is drawn to the corresponding Planning Permission 11/03014/REM granted by Winchester City Council.

(9) Where a proposal for discharge of conditions relates to land solely within the administrative area of one Local Authority, the application should be submitted to that Authority with copy(ies) forwarded to the other Local Authority. Where a proposal relates to land within both administrative areas, application should be submitted to both Local Authorities.



Mr Chris Murray
Service Manager (Planning Development)

28 June 2012