Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr M Carrington
WYG Planning & Design
The Loft St Clair's Farm
Wickham Road
Droxford
Hants, SO32 3PW

For: Linden Homes Development Ltd

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

Application Number: 10/74014/000
Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN
Proposal: Outline application for demolition of existing dwelling and erection of 280No. residential dwellings, doctors surgery and pharmacy with associated parking and landscaping, improvements to roundabout, and realignment of southern section of Redlands Lane to provide access and provision of public open space with parking, landscaping and construction of balancing pond with some matters reserved.

Further to your application received on 24 March 2010 which was valid from 25 March 2010 Havant Borough Council, as Local Planning Authority, **Grants Outline 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 your application, as amended by plans and documents received on 3 June 2010, 25 June 2010, 2 August 2010 and 25 March 2011; 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 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than seven years from the date of this permission.
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

3 Approval of the details of each phase of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before each phase is commenced.

"Reserved Matters"

(a) The layout, scale and appearance of all buildings including the Doctors Surgery (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 residential area 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 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 satisfactory comprehensive development and proper planning of the area.

4 No development hereby permitted shall commence until a programme of phasing for implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory comprehensive development and proper planning of the area.

5 Construction of the buildings hereby permitted shall not commence on each phase until samples and details of all external facing and roofing materials for that phase have first been 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 DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

6 No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each development phase 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, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

7 Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

8 No development hereby permitted shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement must be adhered to at all times during construction of the development.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability and having due regard to policies CS11, DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 16.

9 No development hereby permitted shall commence on each phase until protective fencing as set out within the approved Arboricultural Method Statement has been erected around all trees, shrubs and other natural features not scheduled for removal on that phase and shall be retained for the duration of the works and shall be in accordance with the recommendations of the appropriate British Standards unless otherwise agreed in writing by the Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area. No burning of materials shall take on the site. No soil levels within the root protection area of the trees/hedgerows to be retained shall be raised or lowered.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability and having due regard to policies CS11 and CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

10 The buildings hereby permitted shall not occupied until plans and particulars specifying:
i) the precise design, appearance and nature of the work/works of public art;
ii) the precise location of the work/works of public art within the Public Open Space;
iii) the design and appearance of a natural play area/play equipment and its location within the open space.
iv) a timetable for the implementation of items i - iii above, on site.
have been submitted to and approved in writing by the Local Planning Authority. The public art and natural play area/play equipment 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 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

11 Construction of the buildings hereby permitted shall not commence until a landscape management plan, including long-term design objectives, compensatory habitat details, management responsibilities and maintenance schedules for all landscaping areas (except privately owned domestic gardens) and timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and retained thereafter, any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:
i. detail extent and type of new planting (N.B planting to be of native species)
ii. details of long term maintenance regimes.
iii. details of compensatory wetland habitat design for the removal of the existing drainage ditches.
iv. details of pond design, the proposed attenuation pond should be managed and designed as a wildlife pond.
v. details of treatment of site boundaries and/or buffers around water bodies.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

12 No development hereby permitted shall commence until a scheme for the provision and management of a buffer zone alongside the proposed wetland areas and ponds has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for its implementation. This shall be provided and retained in accordance with the approved details and timetable unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include:
i. plans showing the extent and layout of the buffer zone;
ii. details of the planting scheme (for example, native species)
iii. details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
iv. details of any footpaths, fencing, lighting etc.
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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 & 9.

13 No development hereby permitted shall be commenced until a complete Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include (but not be limited to):
i. A strategy for external lighting with particular reference to bats;
ii. Details of bat commuting/foraging habitat compensation and enhancement;
iii. Details of mitigation and enhancement proposals for invertebrates;
iv. Phasing of various biodiversity measures together with wider construction programme;
v. Details of on-going maintenance of wildlife area and Public Open Space for biodiversity.
Unless otherwise approved in writing by the Local Planning Authority, the Ecological Management Plan shall be implemented in accordance with the approved programme.
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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 & 9.

14 The development hereby permitted must be carried out in accordance with the Reptile Mitigation Method Statement (updated 16th June 2010) prepared by White Young Green Environment, received by the Planning Authority on 25th June 2010.
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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 & 9.

15 No development hereby permitted shall be commenced until such time as a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:
i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
iii. a timetable for its implementation of i. above; and
iv. 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 arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 25.

16 No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 23 and 25.

17 No building foundations, overhead and underground services, trenches and other service excavations/installations on site shall be constructed on each phase until details for that phase have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

18 No development hereby permitted shall commence until a Method of Construction Statement has been submitted to and approved in writing by the Local Planning Authority, to include details of:
i. construction traffic routes in the local area;
ii. parking for vehicles of site personnel, operatives and visitors;
iii. loading and unloading of plant and materials;
iv. piling techniques;
v. storage of plant and materials;
vi. programme of works (including measures for traffic management and operating hours)
vii. provision of boundary hoarding and lighting has been submitted to and approved in writing by the Local Planning Authority;
viii. protection of important trees, hedgerows and other natural features;
ix. measures to reduce mud and spoil on the highway;
x. details of proposed means of dust suppression and noise mitigation;
xi. management and recycling of materials including soil.
xii. details of the location of the site compound;
xiii. and a timetable for implementation of the items i - xii, above.
Only the approved details shall be implemented during the construction period.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies CS11, CS16 and CS19, DM10, DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 23 and Planning Policy Guidance 24.

19 Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details 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 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

20 Prior to the development commencing on site details shall be submitted to and approved in writing by the Local Planning Authority stating the time scale for the construction of the vehicular access to the site and provision for parking, loading and unloading of construction vehicles and plant off the public highway. The development shall only be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

21 Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

22 No development hereby permitted shall commence on each phase 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 surface materials for any proposed roads, cycleways, bridleways and footpaths and routes to the open space, access facilities for the disabled and a programme for the implementation and making up of the same for that phase 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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

23 The buildings/dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase 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 approved details should be adhered to at all times.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

24 No dwelling or building shall be occupied until space for the loading, unloading and parking of vehicles serving it has been provided within the site and surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

25 Construction of the buildings of each phase hereby permitted shall not commence until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. No dwelling or building on the site shall be occupied until its approved cycle parking serving it has been provided. The approved cycle parking shall be retained thereafter for their intended purpose.
Reason: To encourage sustainable travel and having due regard to policies CS16, DM11 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

26 No dwelling or building shall be occupied until the vehicular access and vehicular parking (including off street parking) serving it has been provided.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

27 Any single garage shall measure a minimum of 6m by 3m (internal) and be constructed as such and made available for the parking of motor vehicles at all times.
Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

28 Any garage which has a parking space in front of it and which faces directly onto the highway shall be built at least 6m from the highway boundary unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policies CS16, DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

29 At least 4.5m of any access track to the highway (measured from the nearside edge of the carriageway of the adjacent highway) shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

30 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.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

31 No development hereby permitted shall commence until the applicant 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 by the Local Planning Authority in consultation with Hampshire County Council.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 16.

32 The parcel of land cross hatched in black on Drawing No.PP1067/001-01 REV P1 shall be maintained in accordance with a management programme submitted to and agreed in writing by the Local Planning Authority until as such time as the site is developed.
Reason: In the interest of visual amenity and having due regard to policies CS16, DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 & 23.

33 Prior to the occupation of the any dwelling a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that it 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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

34 Prior to the occupation of the doctors surgery/pharmacy a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the building has attained a minimum standard of 'very good' BREEAM rating, 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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

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

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 Erosion Risk
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

National Policies

PPG13	(Transport)
PPG17	(Planning for Open Space, Sport and Recreation)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

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 highway network, surrounding countryside, ecology, trees and housing needs. 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) 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) The applicant is advised that development over 2 storey may not receive favourable consideration.

(8) Your attention is drawn to the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside & Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling of trees, lopping of trees, tree surgery, or ground clearance affecting nesting birds during the months between April and September may be in contravention of that Act. You are advised to contact the local office of Natural England at Lyndhurst for further information (tel. no 023 8028 6410).

(9) 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 action being taken by the Council under the Town and Country Planning (Trees) Regulations 1999. If you wish to depart from the approved details or conditions in any way you should write to the Development Control Team at the Civic Offices or by telephoning 023 9244 6015.

(10) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 12 May 2011.

for Julia Potter
Executive Head of Planning and Built Environment

13 May 2011

Our Ref: 10/74014/000