Havant
BOROUGH COUNCIL

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To:
Mr D Crammond
DC Planning Ltd
39 Twemlow Avenue
Poole
Dorset
BH14 8AL

For: Taylor Wimpey Southern Counties

**THE TOWN AND COUNTRY PLANNING ACT 1990**
**Approval of Reserved Matters**

**Application Number:** APP/10/00610
**Site Address:** Phase 2, Dukes Meadow, Hambledon Road, Waterlooville
**Proposal: Second Phase of Residential Development (121 dwellings, comprising 54 houses and 67 apartments) along with 7 Live/Work units and 326 square metres (internal) of A1/A2/A3 floorspace (Reserved Matters application under outline planning condition 7 with part clearance of conditions 6,8,9,20,21,22 and 24 of outline permission 05/40000/000 (Havant) which provides 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 08 September 2010 which was valid from 01 October 2010 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions 7(i) (a) (b) (c), 7 (ii) (d) (e) (f) (g) (h) (j) (l) (m) (n) (o) (r), 6, 8, 9, 20, 21, 22, and 24 of Outline Planning Permission 05/4000/000** 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 05/40000/000 dated 04 January 2008.

(ii) The plans and other documents submitted with your application.

**Drawing / Document Issue Sheet**

Application Forms
Application letter / Planning Statement 7.9.10
JWB3058 Statement of Conformity (07-09-10) & Revised Appendix B

JWB3058-601-01 Rev AD (Site Layout)
JWB3058-601-27 Rev E (Affordable Housing)
JWB3058-601-32 Rev A (Site Location Plan)
JWB3058-601-33 Rev B (External Works)
JWB3058-601-34 Rev B (Materials Distribution Plan)
JWB3058-601-0010 Rev A (Hambledon Road Streetscene)

JWB3058 Dwelling Design Pack (07-09-10) Rev A

JWB3058-601-40 boundary treatments
JWB3058-601-41 front door surrounds and canopies
JWB3058-601-42 front door surrounds and canopies
JWB3058-601-43 front door surrounds and canopies
JWB3058-601-44 window surrounds
JWB3058-601-45 garage doors
JWB3058-601-46 garage doors
JWB3058-601-47 garage doors
JWB3058-601-48 eaves and ridge
JWB3058-601-49 eaves and ridge
JWB3058-601-50 chimneys
JWB3058-601-51 chimneys
JWB3058-601-52 chimneys
JWB3058-601-53 balconies
JWB3058-601-54 balconies
JWB3058-601-55 bay detail
JWB3058-601-56 shed
JWB3058-601-57 shed

JWB3058-601-60 Rev A (Streetscenes Sheet 1 & 2)

JWB3058-601-66 Carport Pergola Details 1
JWB3058-601-67 Carport Pergola Details 2

JSL1734-401 (Climber Planting Detail)
JSL1734-402 (Tree Pit Detail in Planting Area)
JSL1734-403 (Tree Pit Detail in Highway Verge)
JSL1734-404 (Tree Pit Detail & Circular Tree Seat)

JSL1734-501 Rev B (Soft Landscaping Layout 1 of 3)
JSL1734-502 Rev B (Soft Landscaping Layout 2 of 3)
JSL1734-503 Rev B (Soft Landscaping Layout 3 of 3)

JSL1734-550 Rev A (Tree & Shrub Palette)

JSL1738-001Rev B (Tree & Hedge Planting Strategy)

JWB3058 (Phase 2 Accommodation Schedule) Revised 07/12/10
JWB3058 (Phase 2 Accommodation, Bicycle & Car Parking Schedule)

MJA-4421-01 Rev B (Drainage Strategy)
MJA-4421-02 Rev A (Site Levels)
MJA-4421-03 Rev A (Site Tracking)

Affordable Housing Strategy Phase 2 Rev E

DCP letter re acoustics 6.12.10
WSP External Building Fabric Acoustic report 2.12.10

(iii) The following additional conditions:

**Conditions:**

1 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 or E of part 1 of schedule 2 or Class A of part 2 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 adjoining neighbours and maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

2 Each car parking area shall be constructed, surfaced and marked out in accordance with the approved plan before the development served by the car park hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.
**Reason:** In the interests of the amenities of the locality and to ensure that adequate parking facilities are provided and having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework .

3 The parking spaces, carports and garages hereby approved shall not be used for any other purpose than the parking of private motor vehicles.
**Reason:** In the interests of the amenities of the locality and to ensure that adequate parking facilities are retained and having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details 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:** In the interests of highway safety and having due regard to saved policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

5 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 that the development is carried out in accordance with the approved plans and details and to maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

6 Notwithstanding the details submitted with the application construction of Blocks 1,2,3,4 and dwellings 169 to 174 inclusive and dwellings 116 to 119 and 124 to 127 inclusive shall not commence until further details of the external roofing material shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved material shall be used in carrying out the development unless otherwise approved in writing by the Local Planning Authority.
**Reason:** To protect the amenities of the locality and maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

7 Notwithstanding the details submitted with the application construction of Blocks 1,2,3 and 4 shall not commence until further details of the finishes of the underside of the balconies and bays that extend at first floor, together with the supporting piers, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved material shall be used in carrying out the development unless otherwise approved in writing by the Local Planning Authority
**Reason:** To ensure that the development is carried out in accordance with the approved plans and details and to maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

8 Notwithstanding the details submitted with the application, construction of the means of enclosure within the courtyards and the gates into the courtyards from the public highway shall not commence until further details of the boundary treatments and gates shall have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority the development shall not be brought into use prior to the completion of the installation of the boundary treatments and gates as are thus approved by the Authority.
**Reason:** To ensure that the development is carried out in accordance with the approved plans and details and to maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

9 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 the 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 Planning Poicy Statement 1 – Delivering Sustainable Development and Climate Change 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 05/040000/000 (HBC).

**Other Important Information:**

In reaching its decision the Council has had regard to the Policies:

South East Plan

| | |
|---|---|
| CC1 | (Sustainable Developement) |
| CC2 | (Climate Change) |
| CC4 | (Sustainable Design and Construction) |
| CC6 | (Sustainable Communities and Character of the Environment) |
| CC8 | (Green Infrastructure) |
| NRM2 | (Water Quality) |
| NRM4 | Sustainable Flood Risk Management |

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)
H5 (Housing Design & Quality)
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)

Havant Borough District Wide Local Plan 1996-2011

D1 (High Quality Design)
D3 (Public Spaces)
ENG1 (Energy Generation from Renewable Sources)
H5 (Density of Housing Development)
H6 (Range of House Types and Sizes)
H8 (Affordable Housing)
L6 (Conservation and Protection of Existing Natural Features)
L7 (New Landscape Works)
MDA2 (Land at Old Park Farm, Waterlooville)
MDA4 (Transport Matters Relating to the MDA)
NC5 (Other Features of Nature Conservation Interest)
PC1 (Control of Potentially Polluting Uses)
PC3 (Protection of Water Quality)
PC4 (Light Pollution)
R17 (Playing Space Related to New Housing Development)
T5 (New Roads)
T6 (Public Transport, Cycling and Walking New Development)
T7 (Criteria for Access to Development)
T8 (Bus Access and Provision for Cyclists and Pedestrians)
T9 (Provision of Vehicle Parking and Turning Facilities)
US4 (Sewers)

National Policies

PPG13 (Transport)
PPG16 (Archeology & Planning)
PPS 1 (Delivering Sustainable Development)
PPS 3 (Housing)
PPS22 (Renewable Energy)
PPS23 (Plnning and Pollution Control)
PPS24 (Planning & Noise)
RPG9 (Regional Planning Guidance for the South East)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of:

Conformity with the design code in respect of:
Land use, density and building heights
Green infrastructure, landscaping and open space
Movement and legibility
Built form, urban design and architecture

Development mix and affordable housing
Car parking and highways
Waste and recycling; and
Sustainability

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.gvo.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) 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 10/02353/REM granted by Winchester City Council.

(8) 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, applications should be submitted to both Local Authorities.

for S Weaver

Julia Potter
Executive Head of Planning and Built Environment

24 December 2010