

HAMPSHIRE
BOROUGH OF HAVANT
TOWN AND COUNTRY PLANNING ACT, 1971

Box: 123

Form 9.

To:— Barratt Developments Ltd.,
c/o Frank James Derek Kearns
Anthony Stevens Partnership
Danetree House
ODIHAM
Hants

Reference No.: 18186/14



In pursuance of their powers under the above-mentioned Act the Council, as the local planning authority, hereby PERMIT

76 no. dwellings units with garages and associated road works as amended
by plans received 20.2.79. and 27.3.79.
Spencer's Field, EMSWORTH

in accordance with your application received on 12th January, 1979 and the plans
and particulars submitted in connection therewith and subject also to due compliance with the conditions specified
hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. Plans and particulars showing the detailed proposals for all the following aspects of the development must be submitted to the District Planning Authority and development shall not be commenced before these details have been approved:
 - a. The layout of foul sewers and surface water drains.
 - b. The alignment, height and materials of all walls and fences and other means of enclosure.
 - c. The provision to be made for street lighting.
 - d. The provision of service margins for statutory undertakings.
 - e. The proposed "rumble strips" at the entrances to all the access roads.
3. The dwellings on plots 25 and 26 shall be set back 3m from the foul water sewer.
4. No development hereby permitted shall be commenced until the District Planning Authority shall have approved:

(1) A specification* of the type of construction proposed for the roads and/or

The reasons for the conditions above are:—

/continued...

1. To comply with Section 41 of the Town and Country Planning Act, 1971.
2. To ensure that the external appearance of the buildings is satisfactory to the District Planning Authority.
4. & 5. To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly repairable highways
6. To maintain as far as possible the appearance of the area.
7. To ensure that the appearance of the development is satisfactory

N.B.—See notes

Civic Offices,
Civic Centre Road,
Havant, PO9 2AX.
Telephone: Havant (0705) 474174.

FD.

DEPUTY Director of Technical Services.

Date 26 APR 1979

All enquiries relating to this permission should be made of the
Planning Officer, Civic Offices, Civic Centre Road, Havant, PO9 2AX. Tel.: Havant 474174.

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NOTIFICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. (The statutory requirements are those set out in Section 36(7) of the Town and Country Planning Act, 1971, namely Sections 29(1), 30(1), 67 and 74 of the Act).

(2) In cases where a Government Department has expressed views on the proposals which are incorporated in the reasons for the imposition of conditions and the applicant wishes to lodge an appeal against such decision then a representative from that Government Department will attend any Planning Inquiry and be available to give evidence if the appellant asks for the presence of such a witness at the Inquiry. In such cases the appellant should notify the Council at the address given on the front of this form without delay. The representative would not be liable to cross-examination on questions of Ministerial policy but only on matters of fact and expert opinion.

(3) If permission to develop the land is granted subject to conditions whether by the local Planning Authority or by the Secretary of the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

(5) The applicant is recommended to retain this form with the title deeds of the property.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Council at the address overleaf before carrying out the development.

NOTES: (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Section 29—34 and where by virtue of Section 55 the permission operates as a "listed building consent", or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.

(2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:—

(a) in the case of a footpath or bridleway, for an Authority under Section 210 of the Town and Country Planning Act, 1971;

(b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971;

(3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

HAMPSHIRE
BOROUGH OF HAVANT

TOWN AND COUNTRY PLANNING ACT, 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, ~~XXXX~~ 1977

Reference No. 18186/14

The following conditions are also imposed on the grant of the permission/~~outline permission~~ to which this schedule is attached:—

4. continued...

footpaths including all relevant horizontal cross-sections showing existing and proposed levels together with details of street lighting and the method of disposing of surface water

(ii) A programme for the making up of the roads and/or footpaths.

*This specification shall be such as to enable the Highway Authority in due course to take over the roads and/or footpaths as highways maintainable at the public expense and shall include street lighting to the standard required by the lighting authority in whose area the development is proposed.

5. The roads and footpaths shall be laid out and made up in accordance with the specification, programme and details and in any event shall be so constructed that, by not later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footpath surfacing shall be commenced within three months and completed within six months from the date upon which erection is commenced of the penultimate dwelling for which permission is hereby granted,
6. The trees on the site which are to be retained shall be protected during building operations by strict compliance with the requirements of the District Planning Authority relating to the protection of trees (copy attached).
7. A scheme for landscaping and planting in connection with the proposed development shall be agreed with the District Planning Authority before development on the site commences and the agreed scheme shall be implemented within 9 months or as may otherwise be agreed with the District Planning Authority and the areas concerned shall be subsequently maintained to the satisfaction of the District Planning Authority.
8. Notwithstanding the provisions of the Town and Country Planning/^{General} Development Order 1977 no structure as defined in Class I 1 of the First Schedule of the Order shall be erected without the consent of the District Planning Authority on plots to be occupied by "Amberley", "Derwent", and "Cumbria", dwellings.
9. Trees and shrubs of species to be approved beforehand by the District Planning Authority shall be planted to form a screen between the points marked AA on the approved plan within 9 months from the date when the development now approved is begun or as may otherwise be agreed by the District Planning Authority and the screen shall be maintained and trees and/or shrubs replaced as necessary to the satisfaction of the District Planning Authority.

The reasons for imposing these conditions are set out on the permission/~~outline permission~~ to which this schedule is attached.

The reasons for the conditions

3.8. To safeguard amenities and security of the area.

9. In the interests of amenity and security.

~~XXXXXX~~
Lanleigh Road,

~~XXXXXX~~

Telephone: Havant 2451.

~~XXXX~~ 474174

CIVIC CENTRE ROAD
HAVANT PO9 2AX

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Date 26 APR 1979