

Neal Thompson
Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

Case Officer: Ms Sabah Halli
Direct Dial: 01730 234224
Our Ref: 23460/010
Your Ref:
Date: 06 October 2023
email: Sabah.Halli@easthants.gov.uk

Dear Neal Thompson

Proposal: Demolition of existing office buildings and erection of 39 retirement apartments, with associated parking and landscaping.

Site Address: Ajax House and Plowden House, 27 Haslemere Road, Liphook, GU30 7UN

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application. **Before proceeding please read the following important information which affects this Notice.**

All the conditions of the Notice are legally binding, failure to comply may invalidate the permission and result in the Council taking action against you. Please check the Notice to see if there are any conditions which require discharge/approval before works commence. Some conditions may require further details or samples to be submitted for approval. If this is the case a **fee of £116 is payable with the request for discharge/approval**. If you are unclear about the procedures, the fee required or how to pay, then please contact our Customer Service Centre 01730 234246. The fee can be paid by cheque made payable to EHDC or phone 01730 234246, in either case please quote the **planning no: 23460/010, site address and "fee payment for discharge of planning conditions"**.

Before the development or change in the use is started **please complete the tear-off section below** and return to Planning Compliance who will then check the details of the consent, **no fee required**. Failure to do so could result in difficulties or delays when the property is sold. Please also note that once work has commenced on site, developers should apply for addresses to the East Hampshire District Council street naming and numbering department.

Yours sincerely



Natalie Meagher
Director of Regulation and Enforcement

No fee required with the return of this slip. Please return to: 23460/010

Planning Compliance Name: _____

East Hampshire District Council Address: _____

Penns Place, Petersfield _____

Hants GU31 4EX Email/Tel No: _____

I anticipate that the works/use will begin on _____

Signed: _____ Date: _____

Reference No: 23460/010

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For: ASHILL LAND LTD & MCCARTHY STONE

c/o Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTICE OF PERMISSION: 23460/010

Proposal: Demolition of existing office buildings and erection of 39 retirement apartments, with associated parking and landscaping.

Site Address: Ajax House and Plowden House, 27 Haslemere Road, Liphook, GU30 7UN (Bramshott/Liphook Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 10 June, 2022, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 No development above slab shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames, doors, and guttering (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to, and approved in writing, by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason - To ensure a satisfactory appearance of the development and in order to ensure that the development preserves and enhances the character and appearance of the nearby conservation area.

- 3 No development above slab shall take place until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

- 4 No development shall take place above slab level until details of particulars/samples of the materials to be used for all boundary treatments and on all access roads/paths and areas of hard-standing within the development hereby permitted (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to, and approved in writing by, the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and in order to ensure that the development preserves and enhances the setting of the nearby Listed building. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 5 The approved development shall under undertaken in strict in accordance with the approved Tree Survey and Impact Assessment (Ref. 1803-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB) by Keen Consultants (dated December 2022) and drawing no. 1803-KC-XX-YTREE-TPP01 Rev B.

Reason - To ensure that the trees to be retained in and around the site are adequately protected from damage to their health and amenity value.

6 No development shall commence on site until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site.

and (unless otherwise first agreed in writing by the Local Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages.

The above reports should be completed by a competent person, as stipulated in the National Planning Policy Framework, Annex 2, and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and BS10175:2011 Investigation of potentially contaminated sites – Code of practice.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 7 Before any part of the development is first occupied or brought into use (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to, and approved in writing by, the Local Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8 No development shall take place above slab level until a details of any plant (including ventilation and air conditioning) and/or ducting system to be included in the development, and the method of control of noise and vibration of this plant, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The scheme shall ensure that noise levels shall not exceed Noise Rating Curve NR 30 in living rooms and NR 25 in bedrooms, as defined within Table B.1: Noise Rating Values of BS 8233:2014.

Reason - To protect the amenity of residents of the approved development.

- 9 No development shall take place above slab level until a scheme to demonstrate that separating elements between the proposed non-domestic/communal areas and residential elements of the development shall be designed to maintain a minimum sound insulation performance of 50 dB DnT,w + Ctr shall be submitted to the Planning Authority for approval. The approved scheme shall be implemented prior to occupation.

Reason: To protect the amenity of residents of the approved development. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 10 No development shall take place above slab level until an acoustic assessment has been undertaken to determine the impact of noise arising from the external plant to residents, and the results of the assessment and details of any mitigation measures submitted and approved in writing by the Local Planning Authority. All measurements shall be defined and derived in accordance with BS 4142:2014. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of residents of adjoining properties. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 11 No development shall take place until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- a public communication strategy, including a complaints procedure
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- measures to control noise and vibration during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

**The noise and vibration control element of the CMS shall be in accordance with measures detailed in sections 10.3 and 10.4 of the Mayer Brown Noise Assessment report (April 2022).

Reason - In order that the Planning Authority can properly consider the impact of the works on the amenity of the locality. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 12 The approved development shall be carried out in accordance with the approved Drainage Strategy by Graham Garner and Partners Ltd (dated 22/04/22).

Reason - To ensure adequate provision for drainage.

- 13 The access shall at all times, and permanently, be maintained to ensure access visibility of 2.4 metres x 37.5 to the right on exit, and 2.4 x 39 metres to the left on exit, with no obstruction to vision above 0.6 metres.

Reason – In the interests of highway and pedestrian safety.

- 14 No development shall commence on site until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason - To safeguard the visual amenities of the area. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 15 Before first occupation of any part of the development is commenced provision for all car (including 4 Electric Vehicle Charging points) and secure cycle parking facilities have been made within the site in accordance with the approved plans and shall be permanently retained and maintained thereafter and kept free at all times for those purposes. Both private, and visitor, parking spaces as shown on the approved drawings shall only be used for the parking of private motor vehicles and for no other purpose.

Reason – In order to ensure an adequate level of car and cycle parking within the site.

- 16 The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason - To ensure the provision of satisfactory facilities for the storage of refuse and recycling material.

- 17 No external lighting/ floodlighting shall be installed on the site until such details have been submitted to and approved in writing by the Planning Authority. The lighting shall be installed, operated, and maintained in accordance with the approved details.

Reason - In the interests of the amenity of the occupants of neighbouring properties and the interests of highway safety.

Note: When submitting details for approval, it is requested that a report from a competent Lighting Professional is provided, confirming that the external lighting installation meets the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone (to be specified for the circumstances) as set out in the "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" issued by the Institute of Lighting Professionals.

- 18 No development shall commence on site until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority to demonstrate that the built development hereby permitted incorporates measures that provides at least 10% of energy demand from decentralised and renewable or low carbon energy sources.

Before any part of the development is first occupied a verification report and completion certificate shall be submitted in writing to the Local Planning Authority confirming that the built development hereby permitted has been constructed in accordance with the approved scheme.

The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide these requirements. The measures shall thereafter be retained and maintained to the agreed specification for the lifetime of the development.

Reason - To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 19 Prior to any development above slab level, details of the specification and location of at least eight Swift brick nests to be installed within the development shall be submitted to, and approved in writing, by the Local Planning Authority.

Reason – In the interests of the ecology of the site.

20 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application Form
CIL Form
AD/2101070 - Topographical Survey
001-P04 – Site Location Plan
002-P02 – Existing Site Layout Plan
026-P07 – Site Layout Plan (received 02/03/23)
027-P065 – Ground Floor Plan GA
028-P04 – First Floor Plan GA
029-P04 – Second Floor Plan GA
034-P05 – Roof Plan GA
035-P06 – Elevations 01 B&W
036-P07 – Elevations 02 B&W
037-P03 – Elevations 01 – Proposed Elevations 01 Coloured (received 02/03/23)
038-P03 – Elevation 02 – Coloured
039-P03 – Site Sections
044-P06 – Site Layout Plan – Roof Level (received 02/03/23)
058-P01 – Existing Elevations
MCS748/Drg01 P7 - Landscape Proposals (received 02/03/23)
Statistical Overview of the Proposed Boardwalk for Radford Park (received)
Technical Note - Response to Environmental Health Consultation Comments by MB (dated 20th April 2023) (received 24/04/23)
Parking Restriction Plan (V2) (received 24/04/23)
Accessibility Map (V3) (received 24/04/23)
Bus Route 250 (V3) (received 02/03/23)
Bus route 13 (V3) (received 02/03/23)
Letter to EHDC from (dated 24th February 2023) from N. Thompson (Robinson Escott Planning)
Letter to EHDC from (dated 16th August 2022) from N. Thompson (Robinson Escott Planning)
Letter to EHDC from (dated 8th December 2022) from N. Thompson (Robinson Escott Planning)
Design & Access Statement by Inspire Design (dated April 2022)
Planning Statement & Appendices by RE Planning
Planning Statement Addendum & Appendices by RE Planning
Planning Statement - Loss of Existing Use Statement – RE Planning
Marketing Report by Lambert Smith Hampton (dated 26th April 2022)
Financial Viability Assessment by Alder King (dated 5th May 2022)
Letter to B. Boyce (Ashill Land) from R. Neaverson (Lambert Smith Hampton) (dated 04/03/21)
Alder King Response to Dixon Searle Partnership Appraisal – (dated 14th September 2022)
Alder King Response to Dixon Searle Partnership Appraisal (dated 12th December 2022)
Assessment of the Site's Suitability for Employment Use by Hurst Warne (dated April 2022)
Statement of Community Involvement by BECG (dated April 2022)

Transport Statement by Paul Basham Associates (dated April 2022)
Transport Statement Addendum by Paul Basham Associates (dated September 2022) (received 27/02/23)
Forward Visibility and Pedestrian Visibility Plan - 034.0142.009
Energy Statement by Focus Consultants (dated April 2022)
Drainage Strategy by Graham Garner and Partners Ltd (dated 22/04/22)
Drainage Strategy Response to LLFA comments dated 28/06/22 (20 December 2022)
Development Drainage General Arrangement – S0-2755-03-DE-9706-01 Rev B
Phase 1 Contamination Desk Top Study by Ridge and Partners (dated March 2022)
Tree Survey Impact Assessment (Rev. B) by Keen Consultants (dated December 2022)
1803-KC-XX-YTREE-TPP01RevB - Tree Protection Plan
Preliminary Ecological Appraisal by Arcadian Ecology (dated March 2022)
Biodiversity Net Gain Statement –by Arcadian Ecology (dated March 2022)
Report to Inform Appropriate Assessment by ACD Environmental Ltd (dated 27/04/22)
Noise Assessment by Meyer Brown (dated October 2021 and updated April 2022)
Heritage Assessment by Asset Heritage Consulting (dated March 2022)

Reason - To ensure provision of a satisfactory development.

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.



Natalie Meagher
Director of Regulation and Enforcement
Date: 06 October 2023

Supplementary Information

These are advice notes to the applicant and are not part of the planning conditions.

- 1 The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended)

In accordance with CIL Regulation 65, East Hampshire District Council will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Council's CIL process can be found on the East Hampshire District Council website:

<https://cdn.easthants.gov.uk/public/documents/Infrastructure%20Funding%20Statement%20IFS%202021.pdf>

- 2 In accordance with paragraphs 38 and 39 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - offering a pre-application advice service,
 - updating applicant/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit and provided with opportunities to address those issues.

- 3 All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to **Environmental Health**. An investigation and risk assessment should then be undertaken by competent persons and in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings, to include a remediation statement, should then be forwarded to the Local Planning Authority for appraisal. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development be occupied until all remedial and validation works are complete and a Completion Certificate has been issued. This would ensure that no future investigation is required under Part2A of the Environmental Protection Act 1990.
- 4 The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act, 1990 be received.

- 5 Demolition/construction activities should only take place between 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with on Sunday or Bank/Public Holidays.
- 6 EHDC operates an alternate weekly kerbside collection of refuse (green bin) and recycling (black bin) at the closest point to the adopted highway.
- 7 If this estate is not to be adopted EHDC would require a letter of indemnity for its waste collection contractors to access the site. This would initially be from the developer and once the site is completed a further letter from whoever will manage the estate.
- 8 Each individual domestic property will require 1 x 240 litre refuse bin and 1 x 240 litre recycling bin, plus a 38 litre glass box. EHDC offer an optional chargeable garden waste collection service.

Communal properties have the option of either individual bins or communal bins. This would need to be discussed with the Joint Client Team and the developer.

EHDC does not provide receptacles free of the charge, these will need to be purchased by the resident or the developer direct from EHDC, please refer to our website for further details. Please allow a minimum of 10 working days for payment and delivery of bins, up to 28 days if you require an invoice in advance of payment.

- 9 EHDC should be given one month notice prior to the first occupation in order for collections to commence. Residents will need to take their receptacles to the agreed collection point by 7.00am on the day of collection.
- 10 Swift bricks should be installed in accordance with British Standard BS 42021:2022 Integral nest boxes. Further information on Swift bricks, including advice on where they should be installed and how many to use can be obtained from Hampshire Swifts, info@hampshireswifts.co.uk.

The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Act relates to work which involves:

- work on an existing wall shared with another property
- building on the boundary with a neighbouring property
- work involving excavating near a boundary

The Party Wall etc Act is not enforced or administered by the Council but you should understand your obligations to notify adjoining owners and be aware of the circumstances under which a dispute can arise. For further information on the Party Wall Act 1996 there is an explanatory booklet available at the Planning Portal: www.planningportal.gov.uk

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Joint Core Strategy

- CP1 - Presumption in favour of sustainable development
- CP2 - Spatial Strategy
- CP4 - Existing employment land
- CP10 - Spatial strategy for housing
- CP11 - Housing tenure, type and mix
- CP12 - Housing and extra care provision for the elderly
- CP13 - Affordable housing on residential development sites
- CP16 - Protection and provision of social infrastructure
- CP18 - Provision of open space, sport and recreation and built facilities
- CP20 - Landscape
- CP21 - Biodiversity
- CP22 - Internationally designated sites
- CP24 - Sustainable construction
- CP25 - Flood Risk
- CP26 - Water resources/ water quality
- CP27 - Pollution
- CP29 - Design
- CP30 - Historic Environment
- CP31 - Transport
- CP32 - Infrastructure

H3 - Residential Development within Settlement Policy Boundaries

HE8 - Development affecting the setting of a conservation area

IB4 - Retention of Industrial or Business Uses

T2 - Public Transport Provision and Improvement

T3 - Pedestrians and Cyclists

P7 - Contaminated Land

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section building.control@easthants.gov.uk

NOTIFICATION Planning permission/refusals

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development and minor commercial you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: **0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.
2. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
3. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.
4. As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.
5. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>
6. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
8. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

9. Applicants are reminded that any 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 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.
10. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.
11. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.

Reference No: 23460/010

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