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Our Ref: APP/22/00837
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18 September 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00837

Site Address: Land at Cowplain School, Hart Plain Avenue, Waterlooville

Description: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24)

This decision relates to your request to discharge conditions which was valid from 01 May 2024.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00837.

The conditions in respect of which information has been submitted are:

Condition 11:

No development above ground slab level shall take place on any phase of the development hereby permitted until a more detailed soft landscaping scheme for that phase has been submitted to and approved in writing by the Local Planning Authority.

The soft landscaping shall be carried out in accordance with the details approved pursuant to this Condition and implemented prior to first occupation of that phase. Any plants approved pursuant to this Condition which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

Details submitted:

Soft Landscaping Plans:

464 1
464 2
464 3
464 4

Condition 12:

No development above ground slab level shall take place on any phase of the development hereby permitted until details of hard landscaping scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall be carried out in accordance with the details approved pursuant to this Condition and implemented prior to first occupation of the relevant phase of the development.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

Details submitted:

Hard Landscaping Plan: AAL395-AAL-SF-F1-DP-S-0001-P01 Tree Influence
Externals Layout P2002 LAY-B

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 18 September 2024