

Mr Annen
Pure Town Planning
Studio 2 The Focus Building
1 Crimea Road
Bournemouth
BH9 1AP

For: .
Stop Domestic Abuse

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/24/00096

Site Address: Garage Compound, Whitsbury Road, Havant

Proposal: Demolition of existing buildings and erection of a supported housing building for mothers and children (Use Class C2) with associated access and parking.

Further to your application received on 05 February 2024 (which was valid from 14 February 2024) Havant Borough Council, as Local Planning Authority **Grants 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Location & Block Plan Drawing No. 2304 01C
Proposed Site Plan - Showing First Floor Plan Drawing No. 2304 02E
Proposed Ground Floor Plans Drawing No. 2304 03B
Proposed First Floor Plan Drawing No. 2304 04B

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Proposed Roof Plan Drawing No. 2304 05A
Indicative Site Sections A-A Drawing No. 2304 06
Indicative Site Sections B-B Drawing No. 2304 07
Proposed Elevations & Indicative Site Sections (North) Drawing No. 2304 08
Proposed Elevations & Indicative Site Sections (West) Drawing No. 2304 09A
Proposed Elevations & Indicative Site Sections (South) Drawing No. 2304 10
Proposed Elevations & Indicative Site Sections (East) Drawing No. 2304 11A
Bay Elevations & Details Drawing No. 2304 13
Bay Elevations & Details Drawing No. 2304 14
Security and Access Drawing - Drawing No. 2304 15C
Bin & Bikes Plans & Elevations Drawing No. 2304 16C
Boundary Schedule Drawing No. 2304 17D
Proposed Site Plan - Showing Levels Proposed and Existing Drawing No. 2304 19
Swept Path Analysis Medium Car in No.30 Garage Drawing No. 24139_SK05
Landscape Plan Drawing No. 421-1-R2
Planting Plan Drawing No. 421-2

Documents

Design & Access Statement Pure Town Planning
Sustainable Drainage Assessment GeoSmart Information dated 11-12-2023 updated 02-10-24
Passivhaus Design Assessment Version P01 Delta Q 30th November 2023
Ecological Assessment Report ABR Ecology 18th January 2024
Fire Statement Fire & Insurance Risk Engineering Ltd dated 8th January 2024
Combined Geotechnical and Ground Contamination Risk Assessment Report Ref: R16043 Issue 1 dated 1st February 2024
Remediation Strategy Ashdown Site Investigation Ltd Report Reference R16423 Issue 1 11th October 2024
5 year landscape management plan 421-3 The Landscape Service dated 16.01.2024
Noise Impact Assessment Ref 11762-1 Safe Technologies dated 3rd October 2024
Parking Technical Note Paul Basham Associates October 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall not be commenced unless and until details of measures to protect / divert drainage apparatus including underground sewers has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The approved diversion / works shall take place prior to the commencement of development in accordance with the approved details.
Reason: To protect drainage apparatus and to avoid flood risk having due regard to policies CS15 CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority. The details shall include details of the management and maintenance of SUDs facilities including:

- Specification of the responsibilities of each party for the implementation of the SUDs scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall be carried out and managed /

maintained in accordance with the approved details.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed and maintained to an appropriate standard and quality and having due regard to policies and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall commence including demolition and site clearance works unless and until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority, to include details of:

- (a) provision of boundary hoarding;
- (b) hours of operation;
- (c) means to control dust and emissions to air;
- (d) means to control noise and vibration;
- (e) management of demolition, construction and delivery vehicles including timings and routing.

The CMP shall be in accordance with the Greater London Authorities Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development including demolition shall be carried out and constructed in accordance with the approved CMP.

Reason: To protect the residential amenities of the occupiers of adjoining properties having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development has an acceptable relationship with adjoining properties having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 8 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour

and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any suspected contamination (significant made soils, or any obviously contaminated, stained, discoloured or odourous soil or groundwater), or any significant buried waste material is encountered; works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to- and approved in writing by- the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature,
likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A) A written statement confirming that no suspected contamination was identified during development, OR;
- B) Documentation in accordance with 1) & 2) above; together with evidence which demonstrates that the agreed remediation objectives (3)) have been met.

Reason: Prior landuse is of a type which may be associated with discrete deposits of contaminating material / contaminated soils that could pose a risk to future occupiers of the site. This is in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 196-197 of the National Planning Policy Framework.

- 10 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, including the closure of the pedestrian access to Nursling Crescent have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring

property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a supported housing building for mothers and children; and for no other purposes within Class C2; of the above Use Classes Order.
Reason: To ensure that the development has adequate parking and external amenity space provision in the interests of amenity and having due regard to Policies DM7 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.
- 12 The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures as detailed in the Ecological Assessment Report (ABR Ecology, January 2024) unless otherwise agreed in writing by the Local Planning Authority. The enhancement measures shall be provided prior to occupation and thereafter retained and maintained.
Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NERC Act 2006, Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 The rating level of the noise emitted from the 3 air source heat pumps installed as part of this application shall not exceed the existing background sound level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 Prior to first use, any plant and machinery at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.
Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 Prior to the occupation of the development hereby permitted a fence or barrier having a superficial weight not less than 10kg/m² with a height of not less than 1.8 meters shall be erected at the southern side of the outdoor play area, facing any residential garden and thereafter this shall be permanently maintained and retained.
Reason: To ensure that the amenity of the occupiers of the surrounding premises is not adversely affected by noise from people using the facility. Having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 17 The development hereby permitted shall be carried out in accordance with the

submitted details in Passivhaus Design Assessment dated 30th November 2023 from DELTAQ and in particular the development shall be built in accordance with these agreed details unless otherwise agreed in writing by the Local Planning Authority:

Category	Result	Target	Pass/fail
Heat demand (kWh/m2/yr)	13.6	15	Pass
Primary Energy demand (PE) (kWh/m2/yr)	70	108	Pass
Frequency of overheating (>25C) %	5	10	Pass
Frequency of excessively high humidity (>12g/kg) %	8	20	Pass

Reason: To ensure that development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 18 Within one month of the first occupation of the development hereby permitted, detailed information in a post construction stage sustainable construction report demonstrating how the development has been carried out in accordance with condition 17 shall be submitted to and approved in writing by the local planning authority. This documentary evidence shall include but not be limited to post construction Passivhaus certification for the development, photographic evidence of materials and other assessments.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change having due regard to Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 Prior to the occupation of the development hereby approved full details of the play area equipment shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be designed to avoid overlooking impacts to nearby residential properties. The approved details shall thereafter be implemented and maintained and no additional play equipment structures shall be provided which increase the height of the approved equipment.

Reason: To ensure that the use of the play area does not result in an unacceptable loss of privacy to nearby residents having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 20 The development hereby permitted shall not be occupied unless and until a refuse management plan has been submitted to and approved in writing by the Local Planning Authority. Refuse shall thereafter be managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate waste management and collection having due regard to policies CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted

the window in the first floor hallway on the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 22 Prior to the occupation of the development hereby permitted details of lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be provided and maintained in accordance with the approved details and no additional lighting shall be provided at the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of security and the residential amenities of adjoining residents having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, 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/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 24 The development hereby permitted shall not be brought into use unless and until details of the following sustainable development measures have been submitted to and approved in writing by the Local Planning Authority:

- Green roofs to the main building, bin and cycle stores;
- Provision of solar photovoltaic to the main building roof;
- Provision of Air Source Heat Pumps in accordance with the approved plans;
- Provision of EV chargers to the parking area.

The approved details shall be provided and thereafter retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and having due regard to policy CS14 of the Havant Borough Local Plan and the National Planning Policy Framework.

- 25 The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
 - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 26 At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 27 No removal of wall buttresses as shown on drawing No. 2304 17D shall take place unless and until measures are put in place to ensure the safe retention of boundary walls.

Reason: In the interests of safety and retention of boundary walls having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
- (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.co.uk
- (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 Plaza or by telephoning 023 9244 6015.

- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) 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, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (5) The applicant is advised of the following information received from the Council's Building Control Team:

Building Regulation consent will be required if the structures being demolished are over 1750 cubic feet or 50 cubic meters. This will involve a Section 80 Notice being served on Building Control.

Further Building Control Comments can be viewed on the Council's website at the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_257379

- (6) The applicant is advised of the comments received from Scottish and Southern Electricity in relation to Party Wall requirements which can be viewed on the Council's website:
- https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_257379

- (7) The applicant is advised of the comments received from Southern Water which can be viewed on the Council's website:
- https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_257379

- (8) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

- (9) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.

- (10) Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Our Ref: APP/24/00096

Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is to protect the occupants of nearby residential properties from dust pollution.

- (11) The applicant is advised of the consultation response from Hampshire Fire and Rescue which can be viewed on the Council's website at the following address:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_257379
- (12) The applicant is advised of the following consultee comments received from Hampshire County Council as the Highways Authority:

Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Universal Services at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. 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 other works on or to the public highway. For further information, please contact roads@hants.gov.uk

*Apply for a licence to excavate the highway | Hampshire County Council
(hants.gov.uk)*

Steve Weaver

Steve Weaver
Development Manager

27 June 2025

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL
PLANNING AUTHORITY REFUSE PLANNING PERMISSION
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- 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.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.

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 are on GOV.UK.](#)

Important notice for applicants with regard to building regulations

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Further information for applications relating to new vehicular access/dropped kerbs

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.