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Our Ref: APP/22/00587  
Direct Line: (023) 07786 395413  
Ask For: Ms Bethany Crowther  
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16 August 2023

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

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**Application Number:** APP/22/00587

**Site Address:** 162 Stakes Hill Road, Waterlooville PO7 7BS

**Description:** Variation of Condition Nos: 2 and 4 of Planning Permission APP/20/00696 relating to replacement of the Arboricultural Report with an updated Arboricultural Report (approved 17.4.23). Request to discharge conditions 7, 8, 9, 10, 11 and 12 (recd 17.5.23).

This decision relates to your request to discharge condition which was valid from 17 May 2023.

**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/22/00587.**

The condition in respect of which information has been submitted is:

**Condition 12:**

Notwithstanding condition 2 and any description of landscaping shown on the Proposed Site Layout Plan no above ground construction works shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The information shall include:

- A soft landscape scheme with fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.
- Hard landscape details with fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
  - hard surfacing material type / product reference and colour
  - laying bond
  - edging or kerb detail / type.
- Boundary details with fully annotated plans at sufficient scale showing the locations of existing,

retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new boundary treatment.

- Timing provisions for the carrying out of all hard and soft landscaping works.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants 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 and species.

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.

#### **Details submitted:**

Soft landscape 1 Rev A

Soft landscape 2

Hard landscape B (uploaded 27/07/2023)

Fencing layout Rev A

Email 12.8.23 with landscaping timings (uploaded 16/08/2023)

#### **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: 16 August 2023