

Mr M Wilkes  
M2 Architecture  
Wychwood  
Thompsons Lane  
Denmead  
PO8 6NB

Our Ref: APP/20/01043  
Direct Line: (023) 07525 234317  
Ask For: Ms Josephine Lacey  
Email: [planning.development@havant.gov.uk](mailto:planning.development@havant.gov.uk)  
11 October 2023

---

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

---

**Application Number:** APP/20/01043

**Site Address:** Land off Elizabeth Road, adj 118 Stakes Hill Road, Waterlooville, PO7 7LS

**Description:** Construction of 2 No 3 bedroom dwellings with parking (approved 19/02/2021). Request to Discharge Condition Nos.3, 7,8,10,11,18 (30/06/21). Request to discharge conditions 1,2,4,5,6,9,12,13,14,15,16,17,19,20,21 & 22 (20.07.23).

This decision relates to your request to discharge conditions which was valid from 20 July 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/20/01043.**

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

**Condition 16:**

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. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and

**Details submitted:**

Water efficiency calculations

**Condition 8:**

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering levels of the site shall take place until the Project Arboriculturalist has been appointed to supervise construction activity occurring on the site. The Project Arboriculturalist will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement and tree protection plan

**Reason:** To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

Arboricultural Consultant to ensure work will be responsibly carried out and protection measures are in place in accordance with approved arboricultural method statement.

**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: 11 October 2023