

Mr Harris
Metis Homes
59 Tower Street
Winchester
SO23 8TA

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

Application Number: APP/19/00768

Site Address: Land to the rear of, 15-27 Horndean Road, Emsworth

Proposal: **Erection of 16 new dwellings with associated access, parking and open space.**

Further to your application received on 02 August 2019, which was valid from 12 August 2019, 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:

Location Plan 101A 1862 101A

Proposed Site Plan 1862 No.02 I

Proposed Site Sections 1774 14B

Plot 1 – Proposed Floor Plans and Elevations 1862 03 REV A

Plot 2 & 3 - Proposed Floor Plan and Elevations 1862 1862

Plot 4 & 5 - Proposed Floor Plan and Elevations 1862 05 REV A

Plot 6 - Proposed Floor Plan and Elevations 1862 06 REV A

Plot 7 & 8 - Proposed Floor Plan and Elevations 1862 07 REV A

Plot 9 - Proposed Floor Plan and Elevations 1862 08 REV A

Plot 10 - Proposed Floor Plan and Elevations 1862 09 REV C

Plot 11 - Proposed Floor Plan and Elevations 1862 10 REV B

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Plot 12 & 13 - Proposed Floor Plan and Elevations 1862 1862 11 REV A
 Plot 14 & 15 - Proposed Floor Plan and Elevations 1862 12 REV A
 Plot 16 - Proposed Floor Plan and Elevations 1862 13 REV A
 Topographic Survey 112552-SU-O1 REV A
 Proposed Street Scene – Plots 7 - 16 1774 15
 Highways Location Plan M.096/1
 Refuse Vehicle Turning Plan M.096/6A

Application form

Planning, Design & Access Statement, incorporating Affordable Housing Statement
 July 2019

Ground Appraisal Report July 2019

Acoustics Design Statement (Stage 2) July 2019

Air Quality Assessment June 2019

Archaeology Statement July 2019

Statement of Conformity with Pre-Submission Havant Borough Local Plan 2036
 August 2019

Letter from Metis Homes July 2019

Ecological Assessment July 2019

Ecology HRA July 2019

Warwickshire, Coventry & Solihull – Habitat Impact Assessment Calculator January
 2020

Biometric Tool Calculator January 2020

Flood Risk Assessment and Drainage Strategy July 2019

Southern Water Foul Sewer Capacity Check July 2019

Highways Transport Statement July 2019

DM Mason Engineering Consultants Ltd September 2019

Stage 1 Safety Audit Designers Response July 2019

Traffic Count September 2019

Landscape Maintenance Plan July 2019

Arboricultural Impact Assessment and Method Statement September 2020

Lighting Strategy June 2019

Statement of Community Involvement July 2019

Utility Infrastructure Report April 2018

Ecology Solutions Briefing Note: Guiding Principles for Lowland Meadow Restoration
 (MG5 Community) February 2020

Briefing Note: Summary of Compensation Approach Agreed with Hampshire County
 Council Ecology Team Undated

ECO Urban Ltd Arboricultural Implications Assessment and Method Statement
 September 2020

Biodiversity Metric Calculation Tool January 2020

Habitat Impact Assessment Calculator January 2020

Updated Nutrient Budget September 2020

Updated European site Avoidance and Mitigation Checklist September 2020

Arboricultural Implications Assessment and Method Statement September 2020

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the Local Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should initially take the form of trial trenches that are located across the site.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets having due regard to policies CS11 and CS16 of the Havant Borough Local Plan

- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generation having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme submitted by the developer and approved in writing by the Local Planning Authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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.
- 7 Notwithstanding any description of landscaping shown on the Landscape Strategy Plan no above ground construction works shall take place until a soft landscape scheme including submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing has been submitted to and approved in writing by the Local Planning Authority. This shall incorporate the planting of new trees along the western boundary of the retained SINC to create a wildlife corridor. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs and plant specification schedules, comprising plant size, number and density.
The information shall also include:
Hard landscape details requiring submission of 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 requiring submission of 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.
The approved landscaping scheme shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements

approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 Prior to development commencing the visibility splays shown on the approved plan of 2.4m. x 59m shall be provided and the area shall be maintained as such thereafter.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to the first occupation of the development at least the first 6 metres of the access measured from the nearside edge of the carriageway of the adjacent highway (Horndean Road) shall be surfaced in non-migratory material. This area shall be maintained in this condition thereafter.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No above ground construction works shall be carried out until a programme/timetable for the provision of roads, footpaths/cycleways and visitor car parking have been submitted to and approved, in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved programme/timetable and the roads, footpaths/cycleways and visitor car parking shall be retained thereafter for their intended purpose unless agreed in writing by the Local Planning Authority.

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.

- 11 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

As to the surface water drainage scheme for the site, which should be based on sustainable drainage principles, an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is commenced. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS).

The drainage scheme shall also provide the following;

Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this; and Evidence that Exceedance flows and runoff in excess of design criteria have been considered. Calculations and plans to show where above ground flooding might occur and where this would pool and flow for exceedance flows.

Exceedance flows are considered in the event of the pipe being non-operational.

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

- 13 No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details

Reason: Without the provision of an appropriate drainage connection point the development cannot be occupied having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on approved plan 1862 02 I shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval, unless otherwise agreed in writing by the Local Planning Authority. The Charging Points shall be installed prior to the occupation of each individual dwelling and retained at all times thereafter.

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 Policy IN3 of the Pre-Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 15 No above ground construction works shall take place until a full specification of the external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in accordance with any terms of such approval and in full accordance with the Proposed Residential Development Lighting Assessment produced by WYG, dated June 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the locality is not impacted upon by external lighting levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the approved Ecological Assessment dated July 2019 5927.EcoAss.vf produced by Ecology Solutions, Briefing Note: Guiding Principles for Lowland Meadow Restoration (MG5 Community) and Briefing Note: Summary of Compensation Approach Agreed with Hampshire County Council Ecology Team unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Details of the implementation of all ecological mitigation, compensation and enhancement features shall be reported to the Local Planning Authority in writing within one month of their completion.

Reason: To provide ecological protection and enhancement in accordance with the

- 17 Prior to commencement of development a full engineering/construction method for the no dig cellular surfacing shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
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.
- 18 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on the approved Arboricultural Impact Assessment and Method Statement dated September 2020 and Tree Protection Plan, shall be installed and agreed at a pre-commencement meeting with the Council's Arboricultural Officer and within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires. The development shall be carried out strictly in accordance with the submitted details.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 19 Prior to the first occupation of the development hereby approved, details of bat and bird boxes to be installed on all of the plots shall be submitted to, and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed in full accordance with the approved details before the occupation of any dwelling and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of nature conservation and biodiversity net gain, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 20 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

- 21 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed 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. 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 Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and E Schedule 2, Part 1 of the Order shall be carried out on plots 1 to 16; and Class A, of Schedule 2, Part 2 on plots 10 and 11, as shown on the approved plan 1862 02 I without the prior written consent of the Local Planning Authority.
Reason: In the interests of the trees along the boundaries, three of which are protected, to maintain natural surveillance of the pedestrian/cyclepath and open space and parking provision having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 23 Not to commence development until there is a binding provision with the landowner for the ecological compensation provision on land edged red on Plan No. 1, which shall be submitted in writing to the Local Planning Authority.
Reason: In the interests of nature conservation and biodiversity net gain, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 24 No above ground construction works shall take place unless and until details specifying the Energy Efficiency of the residential development in accordance with Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.
Reason: To ensure the energy efficiency of the residential development in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

Other Important Information:

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- (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.gov.uk/pcs.
- (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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 3 February 2020 which covers Affordable Housing, Management of the Development, Highway Works, Contributions, Miscellaneous Covenants and Council Covenants.

- (6) Unexpected Contamination

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. Proposed works are likely to include the decommissioning &/or removal of potentially contaminating features at that site that may not have been comprehensively assessed during previous site investigations, and localised contamination may become apparent as these works progress, or during the course of development. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising ashy, fibrous or other obvious waste materials are encountered during demolition; works should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with.

- (7) Dust Control

Havant Borough Council acknowledge the Construction Dust Risk Assessment

presented within the Hawkins Environmental Air Quality Assessment Ref: H2852 (10/06/2019), and expect development to proceed in general accordance with mitigation measures described under section 8.4 of that report. These measures are for the protection of both the health and amenity of the neighbours to the development land. In the event that nuisance complaints arise, any judgements that Environmental Health need to make on what constitutes 'practicable' and 'reasonable' will have regard to the measures proposed in that section. Observing the proposed management measures during the period of construction will minimise the risk of dust becoming an enforceable issue.

- (8) Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment 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 highways.development.control@hants.gov.uk
- (9) Some of the gardens are shown to be in close proximity to the edge of the West Brook (main river). Therefore in accordance to the Environmental Permitting Regulation (EPR) 2016, a Flood Risk Activity Permit (FRAP) may be required for any works in, under or over, or within 8 meters of the West Brook. At the FRAP application stage it will have to be demonstrated that the proposal will not compromise the structural integrity of the river banks and adequate access will be maintained for future maintenance/improvement of the flood defence. For more information about FRAP please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact psowestsussex@environment-agency.gov.uk.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

04 February 2021

TOWN AND COUNTRY PLANNING ACT 1990

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/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 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.](#)

Our Ref: APP/19/00768

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