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Our Ref: APP/18/00450
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15 October 2020

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

Application Number: APP/18/00450

Site Address: Land at Forty Acres Farm, Havant Road, Havant

Description: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020).

This decision relates to your request to discharge conditions which was valid from 26/06/2020.

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/18/00450.

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

Condition 5:

No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to:

1. Details of all avoidance and mitigation measures in relation to SPA bird species;
2. Details of habitat management measures including restricting fertiliser application to avoid an increase in nitrogen outputs;
3. Provision of dog waste bins;
4. Details of ecological enhancement measures for the remainder of the application site.

All mitigation and enhancement features shall be permanently retained and maintained. The development shall be carried in accordance with the approved details

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Landscape and Ecological Management Plan, March 2020

Mitigation Area Creation, Management and Monitoring Strategy and a Landscape and Ecological Management Plan (WYG, June 2020)

Condition 7:

No development shall commence until a detailed Management and Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the approved Winter Bird Mitigation Strategy (August 2019) and shall include:

- Details of suitable fencing and screening vegetation to deter access by cats, dogs and the public;
- Planting specification for scrub and hedgerows using only native species;
- Landscaping within the mitigation area, including the retention of the existing tree line within the mitigation area, unless otherwise agreed in writing the Local Planning Authority;
- Details of a suitable grassland seed mix and methodology for establishment;
- Details of management measures prior to and after transfer to the suitable management body;
- Details and specification of interpretive media;
- Details of frequency and methodology of post-development monitoring. The development shall be carried out in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Updated Mitigation Area Creation, Management and Monitoring Strategy and a Landscape and Ecological Management Plan (WYG, June 2020).

Condition 8:

No development shall take place, including any works or demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- i) A programme and phasing of the site clearance and construction work, including roads, footpaths, landscaping and open space;
- ii) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- iii) Arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- iv) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- v) Measures to minimise creation and impact of dust;
- vi) Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). This shall include details of noise monitoring of the construction and demolition work at sensitive locations,
- vii) Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - or a noise level otherwise agreed in writing by the Local Planning Authority, measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat - high tide roost sites) shall not be undertaken during the bird overwintering period (i.e. October to March inclusive).
- viii) Measures to prevent mud and dust on the highway during development;
- ix) The erection and maintenance of security hoarding including decorative displays and facilities

for public viewing, where appropriate;

- x) Temporary lighting;
- xi) Protection of pedestrian routes during construction;
- xii) No burning on-site;
- xiii) Scheme of work detailing the extent and type of piling proposed;
- xiv) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
- xv) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, Policies DM23 and DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

Details submitted:

Construction Traffic & Construction Environmental Management Plan, March 2020

Landscape and Ecological Management Plan, March 2020

Mitigation Area Creation, Management and Monitoring Strategy and a Landscape and Ecological Management Plan (WYG, June 2020).

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.

Simon Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 15 October 2020