

Fiona Murray

Our Ref: APP/18/00453
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8th April 2020

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

Application Number: APP/18/00453

Site Address: Land South of Bartons Road, Havant

Description: Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175 No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features. (14.12.18). Request to discharge condition No.2 (05.02.19). Request to discharge condition No.3 (30.07.19). Request to discharge Conditions 11 and 12 (26.09.19). Request to Discharge Conditions 5 & 7 (03.12.19).

This decision relates to your request to discharge conditions which was valid from 13/12/2019.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/18/00453.

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

Condition 7:

Notwithstanding the submitted details the development hereby permitted shall not be occupied unless and until further details and plans in relation to the design and layout of the pedestrian/cycle link to Japonica Way and Bartons Way are submitted to and approved in writing by the Local Planning Authority. These details shall include:

Japonica Way link

- Details as to provision for cyclists to re-join the carriageway ensuring there is sufficient landing space on Japonica Way for pedestrians and cyclists to pass each other;
- Details of the surface materials for the link to Japonica Way up to the highway boundary;

Bartons Road link

- Details to demonstrate how cyclists access the shared use route past Havant Garden Centre and re-join the carriageway;
- Details of the landing area to demonstrate that it is of sufficient size to allow two cyclists to undertake

the sharp turn movements.

The development shall subsequently be carried out in accordance with the approved details prior to the occupation of more than 150 residential units.

Reason: To ensure that the pedestrian/cycle route provides a suitable and safe route in the for non-car based access in the interests of sustainability and having due regard to policies DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

S278 Japonica Way Link General Arrangements C85850-D215 Rev B

N.B. This condition includes on going requirements and timing arrangements which need to be met.

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
Interim Director of Regeneration and Place
Date: 8th April 2020