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Our Ref: APP/18/00244
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24 June 2020

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

Application Number: APP/18/00244

Site Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Description: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Concision 5 (6.2.20)

This decision relates to your requests to discharge conditions which were valid from 20/12/19 and 06/02/2020.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/18/00244.

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

The following conditions are part discharged:

Condition 5:

Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) an ecological mitigation and enhancement strategy shall be submitted to and agreed in writing by the Local Planning Authority. It shall include (but not necessarily be restricted to): details of all measures (methods, location, timings) to protect ecological features and measures (methods, location, number, type and ongoing maintenance) to

compensate and enhance the site post-development. All ecological mitigation and enhancement features shall be permanently retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the

Details submitted:

Documents and Plans submitted and approved in relation to Reserved Matters Planning Application Reference APP/19/01166.

This Condition can be part discharged insofar as it relates to the Residential element of the Outline Planning Permission.

Please note that Condition 16 of Reserved Matters Planning Permission Reference APP/19/01166 imposes ongoing ecological requirements in relation to the Residential development.

Condition 15:

The vehicular access points for the site shall be provided in the vicinity of the existing access points serving the site with full details of final design, form and operation provided as part of the reserved matters planning application.

Reason: To ensure appropriate access to the development is provided having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Documents and Plans submitted and approved in relation to Reserved Matters Planning Application reference APP/19/01166.

It is noted that this is a compliance condition not requiring formal discharge. It is however considered that the vehicular access point shown in the Reserved Matters Consent meets the above requirement.

This Condition can be part discharged insofar as it relates to the Residential element of the Outline Planning Permission.

Condition 16:

The details to be submitted in respect of the access reserved matters shall make provision for

- (i) an additional pedestrian route to Bartons Road linking to a position in the vicinity of the Bartons Road Bus shelter (shown on drawing No. A090070-182(ST1)31 Rev A)
- (ii) the pedestrian / cycle route to Bartons Road shown indicatively on drawing No. A090070-182(ST1)31 Rev A
- (iii) the pedestrian / cycle route between Martin Road and New Lane

The routes shall be provided in accordance with the approved details prior to first occupation of any of the dwellings hereby approved unless otherwise agreed by the Local Planning Authority.

Reason: To improve the permeability of the central area residential of the site to the surrounding area including public transport links having due regard to policies CS20 and DM11 and the National Planning Policy Framework.

Details submitted:

Documents and Plans submitted and approved in relation to Reserved Matters Planning Application APP/19/01166

The details submitted in relation to the above routes in the Reserved Matters application APP/19/01166 are considered to be acceptable.

The condition can be part discharged as there is an ongoing requirement to provide the routes

in accordance with the approved details prior to the first occupation of any of the dwellings.

- (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: 24 June 2020