

Ms F Murray
Bellway Homes Ltd Wessex
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

Our Ref: APP/15/01435
Direct Line: (023) 02392 446143
Ask For: Miss S Haigh
Email: planning.development@havant.gov.uk
13 March 2020

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

Application Number: APP/15/01435

Site Address: Land south of Bartons Road, Havant

Description: Outline application for residential development (175 dwellings) with associated infrastructure.(01.12.16). Request to discharge condition No. 4,6,10,11,12 and 13 (22.01.19). Request to discharge conditions 5, 7, 8 and 16. Request to Discharge Condition No's 14 & 15 (10.04.19). Request to Discharge Conditions 16 & 18 (03.12.19).

This decision relates to your request to discharge conditions which was valid from 03/12/2019.

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/15/01435.

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

Condition 10:

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

C85850-C110 S278- Street Lighting design
C85850-C111- Street Lighting design
C85850-C112- Street Lighting design part 2
C85850 Horizontal Illuminance (lux) plan

C85850-D100 C- s38 Adoptable road layout
 C85850-D101K- Adoptable Drainage layout
 C85850-D102 F- Longitudinal sections sheet 1
 C85850-D103 F- Longitudinal section Sheet 2
 C85850-D105 A- S38 Road Finishes
 C85850-D106 E- S38 Adoptable road and drainage construction details
 C85850-D115- S38 footpath link details
 C85850-D116 E- S38 S278 Adoptable Street lighting
 C85850-D130- Phase 2 Private road layout
 C85850-D132 A- Longitudinal sections sheet 1 of 3
 C85850-D133 A- Longitudinal sections sheet 2 of 3
 C85850-D134 A- Longitudinal sections sheet 3 of 3
 C85850-D137- Phase 2 Private road construction details
 C85850-D141 B- Private street lighting
 C85850-D160 E- External levels layout Sheet 1 of 3 (phase 1)
 C85850-D161 E- External levels layout sheet 2 of 3
 C85850-D162 E- External levels layout sheet 3 of 3
 C85850-D170A- External levels layout Sheet 1 of 5 (phase 2)
 C85850-D171A- External levels layout Sheet 2 of 5
 C85850-D172A- External levels layout Sheet 3 of 5
 C85850-D173A- External levels layout Sheet 4 of 5
 C85850-D174A- External levels layout Sheet 5 of 5

Condition 11:

The development shall not commence unless and until details of the proposed hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

The submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type
- retaining structures or steps

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good quality development in the interests of the character and appearance of the area and having due regard to policy CS16 the Havant Borough Design Guide SPD and the National Planning Policy Framework.

Details submitted:

C85850-D106E S38 Adoptable road and drainage construction details
 C85850-D137- Private road construction details
 C85850-D160E Phase 1 External levels layout sheet 1 of 3
 C85850-D161E Phase 1 External levels layout sheet 2 of 3
 C85850-D162E Phase 1 External levels layout sheet 3 of 3
 C85850-D170B Phase 2 External levels layout sheet 1 of 5
 C85850-D171B Phase 2 External levels layout sheet 2 of 5
 C85850-D172B Phase 2 External levels layout sheet 3 of 5
 C85850-D173B Phase 2 External levels layout sheet 4 of 5
 C85850-D174B Phase 2 External levels layout sheet 5 of 5
 Bell2174712F Hard landscape proposals Sheet 1
 Bell2174712F Hard landscape proposals Sheet 2
 Bell2174712F Hard landscape proposals Sheet 3
 Bell2174712F Hard landscape proposals Sheet 4

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: 13 March 2020