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Our Ref: APP/18/01107
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27 November 2019

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

Application Number: APP/18/01107

Site Address: Land rear of 97A Lovedean Lane, Waterlooville, PO8 9RN

Description: Erection of 3 No. 4 bed dwellings including parking and landscaping (approved 22.3.19). Request to Discharge Condition No. 6 (recd 9.7.19). Request to Discharge Condition 3, 15 and 18 (26.09.19). Request to Discharge Condition 16 (19.11.19).

This decision relates to your request to discharge conditions which was valid from 03/10/2019.

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/18/01107.

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

Condition 3:

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 buildings and all the hard surfaced areas including edging detail, 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.

Details submitted:

Material Schedule Rev A
1600A Typical Feature Brick Panel & Porch Detail

Condition 15:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

(iii) Details of all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and safeguard trees on the site having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Management Plan Rev A
Dwg No: 1110A - Site Compound Plan

Condition 18:

No development shall commence on site until details of the proposed foundation design has been submitted to, and approved in writing, in consultation with Portsmouth Water, by the Local Planning Authority. The submitted details shall include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Reason: To protect the sensitive groundwater catchment and risks associated with groundworks in this area, having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No: 414471/01P Plot 1 Pile Layout
Drwg No: 414274/02P1 Plot 1 Ground Beam Layout and Details
Drwg No: 414274/03P Plot 1 Reinforcement Details
Plot 1 Bar Bending Schedule
Drwg No: 414471/04P Plots 2 & 3 Pile Layout
Drwg No: 414274/05P1 Plots 2 & 3 Ground Beam Layout and Details
Drwg No: 414274/06P Plots 2 & 3 Reinforcement Details
Plot 2 Bar Bending Schedule
Drill Rig
Rig Loadings
Risk assessment and method statements for piling work

Please be aware that Portsmouth Water have no concerns regarding the foundation works provided the concrete losses are recorded and assessed. Excessive losses should be controlled and mitigated.

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: 27 November 2019