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Our Ref: APP/18/00357
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23 May 2019

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

Application Number: APP/18/00357

Site Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Description: Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria A to G inclusive.(13.08.18). Request to discharge conditions 4 & 5.(02.04.19).

This decision relates to your request to discharge conditions which was valid from 02/04/2019.

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/18/00357.

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

Condition 4:

Notwithstanding the submitted plans a more detailed soft landscaping scheme for both the **plot plan layouts** for all open parts of the site not proposed to be hard surfaced shall be submitted to and approved in writing by the Local Planning Authority, prior to the development being brought into use. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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 2018

Details submitted:

Plot 3B Planting Plan
DHF-FIRA-Z3B-XX-DR-L90-23011 Rev S2

Condition 5:

The development hereby permitted shall not be occupied for B2 or B8 use until a scheme for insulating the building against internally generated noise has been implemented in accordance with details to be

submitted to and approved in writing by the Local Planning Authority. All works forming part of such approved noise insulation scheme shall thereafter be retained. Reason: To safeguard the amenities of other premises nearby and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2018.

Details submitted:

Dunsbury Hill Farm - Plot 3b Noise Impact Assessment, dated April 2019

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: 23 May 2019