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Bellway Homes Ltd Wessex
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Our Ref: APP/15/01435
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
30 May 2019

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).

This decision relates to your request to discharge conditions which was valid from 10/04/2019.

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/15/01435.

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

Condition 13: (Ecology)

Prior to the commencement of any development activities, a fully-detailed ecological mitigation, compensation and enhancement strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Preliminary Ecological Appraisal and Phase 1 Habitat Assessment (The Ecology Co-op, July 2015), Bat Emergence, Activity and Tree Climbing Survey (The Ecology Co-op, September 2015) and Reptile Survey Report (The Ecology Co-op, October 2014) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation features permanently retained and maintained.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the National Planning Policy Framework, Natural Environment and Rural Communities Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

The Ecology Co-op Updated Mitigation Statement and Habitat Creation and Management Plan 4th May 2018

C85850-C110 S278 - Street Lighting Design 28.9.18

C85850-C111 - Section 38 Street Lighting Design 28.9.18

C85850-C112 A - Phase 2 Private Street Lighting Design 11.2.18

C85850-D116 S38 & S278 Adoptable Street Lighting

Condition 14: (Tree Protection)

The development hereby permitted shall not commence unless and until a pre commencement site meeting with the Councils Arboriculturalist has taken place to assess and agree the tree protection measures and proposed works. The development shall thereafter be carried out in accordance with the methodology prescribed in the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority. All trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To ensure the retention of important trees and vegetation in the interests of the character and appearance of the area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Email chain dated 28th February from Bellway Homes

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: 30 May 2019