



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Sheppard
GFP II Ltd
17 The Courtyard
Gorsey Lane
Coleshill, Birmingham
B46 1JA

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/18/01281

Site Address: Hermitage Park, Harts Farm Way, Havant, PO9 1FA

Proposal: Variation of conditions 2 (approved plans) and 3 (sewer diversion details) of Planning Permission APP/17/00511 (Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid) in order to retain the existing sewer, change type of containerised generator, remove transformers and replace with a single 33kv transformer, amend size of proposed substation, reconfigure layout accordingly, replace proposed acoustic fence by a timber fence, and slightly amend fence line around the access to compound.

Further to your application received on 13 December 2018, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/17/00511 dated 23rd November 2017.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Drawing No 4000_GF_DR_LP_101
Proposed Site Plan Showing Sewer Position: Drawing No 4000_GF_DR_PP_103
Proposed Close Board Fence Plan: Drawing No STD_GF_DR_CBF_336
Proposed Generator Elevation and Section Plan: Drawing No TR18017-16V4000L64_03

Our Ref: APP/18/01281

Proposed Elevation of Substation Plan: Drawing No STD_GF_DR_SSE_320 Rev A
Proposed General Arrangement 20/25 MVA Transformer: Drawing No A6712072
Drainage Strategy: Received 14.02.2019
Proposed Landscaping Plan: Drawing No A4101 01 Rev B Received 08.02.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The landscaping works shown on the approved plans [Drawing No A4101 01 Rev B Received 08.02.2019] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 6 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Our Ref: APP/18/01281

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard. The applicant/agent/developer is strongly advised to contact the pipeline operator prior to any works being undertaken pursuant to the permission granted/confirmed by this notice. The address is:
Southern Gas Networks PLC, SGN Plant Location Team, 95 Kilbirnie Street,
Glasgow, G5 8JD, Telephone: 01414 184093 or 08450703497.
www.linesearchbeforeyoudig.co.uk
- (6) The proposed development lies within the minerals and waste consultation area as it lies adjacent to the safeguarded sites Harts Farm Way Household Waste Recycling Centre. There is no objection to the proposal but the developer should be aware of the two adjacent active waste sites and ensure that their 'presence' is taken into account.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

14 March 2019