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Our Ref: APP/16/00774
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
09 January 2019

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

Application Number: APP/16/00774

Site Address: Land north of Havant Road and west of Selangor Ave, Emsworth

Description: Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme). (Approved 29/06/2018). Request to discharge condition No/s 3, 4, 9, 12, 13, 14, 16, 17, 18, 20, 22 and 24 (15.11.2018).

This decision relates to your request to discharge conditions which was valid from 15/11/2018.

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/16/00774.

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

Condition 12:

Notwithstanding the submitted plans no above ground development hereby permitted shall be commenced until further details of the soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, specie sand 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 2012.

Details submitted:

CLXX (11) 1101 - Plot levels layout Sheet 1
CLXX (11) 1102 - Plot levels layout Sheet 2
CLXX (11) 1103 - Plot levels layout Sheet 3

CLXX (11) 1104 - Plot levels layout Sheet 4
CLXX (11) 1105 - Plot levels layout Sheet 5
CLXX (11) 1106 - Plot levels layout Sheet 6
CLXX (11) 1107 - Plot levels layout Sheet 7
CLXX (11) 1108 - Plot levels layout Sheet 8
Landscape Management and Maintenance Plan (BDWS20345 C)
LAP Plan
BDWS20345 20F - Open Space Proposals Sheet 1
BDWS20345 20F - Open Space Proposals Sheet 2
BDWS20345 20F - Open Space Proposals Sheet 3
BDWS20345 23 - Play Area Proposals
BDWS20345 11E - Soft Landscape Proposals Sheet 1
BDWS20345 11E - Soft Landscape Proposals Sheet 2
BDWS20345 11E - Soft Landscape Proposals Sheet 3
BDWS20345 11E - Soft Landscape Proposals Sheet 4
BDWS20345 11F - Soft Landscape Proposals Sheet 5
BDWS20345 11E - Soft Landscape Proposals Sheet 6
BDWS20345 11E - Soft Landscape Proposals Sheet 7
Soft Landscape Specification (BDWS20345 B)

Condition 13:

Notwithstanding the submitted details no above ground development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS1, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

4714-A-EXT-01A - External Works Layout 1 of 6
4714-A-EXT-02A - External Works Layout 2 of 6
4714-A-EXT-03A - External Works Layout 3 of 6
4714-A-EXT-04B - External Works Layout 4 of 6
4714-A-EXT-05A - External Works Layout 5 of 6
4714-A-EXT-06A - External Works Layout 6 of 6
CLXX(95)4001 - Surface Finishes and Kerb Layout Sheet 1 of 2
CLXX(95)4002 - Surface Finishes and Kerb Layout Sheet 2 of 2

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: 09 January 2019