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BOROUGH COUNCIL

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Our Ref: APP/14/00547
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21 March 2018

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

Application Number: APP/14/00547

Site Address: Land west of Horndean Road and south of Southleigh Road

Description: Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels (approved 29.4.2015). Request to Discharge Condition No. 11 (21.3.16). Request to Discharge Conditions 5, 7 - 22 and 23 (19/07/2017). Request to discharge Condition 6 (05.10.17)

This decision relates to your request to discharge conditions which was valid from 17/10/2017.

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/14/00547.

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

Condition 14:

No development shall take place until a detailed design for the proposed relocated route of the watercourse crossing the development has been submitted to and approved in writing by the local planning authority.

The design will need to:

1. Demonstrate that the capacity of the watercourse will not be reduced as a result of the development. Design information to include location plans, calculations and cross sections.
2. Provide detail of any structures including control structures and new headwalls.

Reason: To ensure that flood risk does not increase as a result of the proposed relocation of the watercourse and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Environmental Permit Consent issued by Environment Agency reference EPR/GB3598JL and drawings/method statements/reports referenced therein.

BELL21129 11C-sheet1
BELL21129 11C-sheet2
BELL21129 11C-sheet3
BELL21129 11C-sheet4
BELL21129 11C-sheet5
BELL21129 11C-sheet6

Condition 17:

No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the newly realigned watercourse, newly created wetlands and existing pond shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, roads, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zones
- details of any proposed planting scheme, which should consist of only native species.
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including
- adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

Details submitted:

BELL21129 11C-sheet1

BELL21129 11C-sheet2

BELL21129 11C-sheet3

BELL21129 11C-sheet4

BELL21129 11C-sheet5

BELL21129 11C-sheet6

BELL21129 11C-sheet7

BELL21129 21A

BELL21129 spec

Tree protection plan BELL21129-03C

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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 21 March 2018