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Our Ref: APP/16/00492
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03 April 2018

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

Application Number: APP/16/00492

Site Address: Land adjacent to Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY

Description: Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments (Approved 17.02.17). Request to Discharge Condition No. 6 (26.04.17). Request to Discharge Condition No. 9 & 10 (26.04.17). Request to Discharge Condition Nos. 2, 4, 5 & 7 (04.05.2017). Request to Discharge Condition 15 (23.08.2017). Request to Discharge Conditions 12 and 13 (23.08.2017). Stopping up 2 lengths of public footpath running from Kingsclere Avenue to Dunsbury Way following approved planning permission APP/16/00492 under S257 (22.08.2017).

This decision relates to your request to discharge conditions which was valid from 23/08/2017.

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/16/00492.

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

Condition 12:

The development hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and the approved scheme implemented.

Reason: To safeguard the amenities of the locality and in order to reduce the risk of crime and disorder occurring, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Drwg No P115-2567-06 - External Lighting Layout

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.

Condition 13:

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property, to reduce the risk of crime and disorder occurring, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No PP1308/7004-01 Rev C03 - Boundary Fencing

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.

Condition 15:

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, September 2015). Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Details submitted:

Updated Reptile Mitigation Strategy

Dwg no. PP1308 2000-00 CO5 - Site Layout Plan

Reasons for approval

Condition 15 does not require the submission of documentation prior to commencement, but rather requires ongoing compliance with previously submitted details. Additional details have, however, been provided as part of the current application, further to those approved as part of the original permission. The updated details which have been provided as a part of this application 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, and as such are acceptable and hereby approved. Ongoing compliance with both the original and additional approved information provided as part of Condition 15 will henceforth be required.

- (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

