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25 September 2017

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).

This decision relates to your request to discharge conditions which was valid from 19/07/2017.

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 5:

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

ES1711-500-05-01-C Drainage Strategy 1 of 3
ES1711-500-05-02-C Drainage Strategy 2 of 3
ES1711-500-05-03-C Drainage Strategy 3 of 3
ES1711-500-06-01-B Longitudinal Sections
ES1711-500-06-02-A Longitudinal Sections
ES1711-500-03-B Street Lighting
ES1711-500-04-01-A Standard Details 1 of 2

Condition 9:

The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety 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:

ES1711-500-03-B Street Lighting

Condition 12:

Prior to commencement to submit plans of how the road layout of the site will be designed so as to discourage through traffic between Southleigh Road and Horndean Road from using the sites internal road layout. Any agreed traffic calming feature shall be provided prior to the occupation of the first 25 dwellings constructed.

Reason: To reduce the likelihood of vehicles 'rat running' through the development in order to ensure the safety of pedestrians and cyclists within the development and and having due regard to policies CS20 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

ES1711-500-05-01-C Drainage Strategy 1 of 3

13 - P201 rev F (Site layout)

ES1711-00-10-01A Road geometry sheet 1

ES1711-00-10-02A Road geometry sheet 2

Condition 13:

Prior to commencement of any development to submit plans and particulars for approval in writing by the Local Planning Authority showing the detailed proposals for how the internal layout of the site allows for the future provision of a southern pedestrian and cycle access.

Reason: To provide the ability to create a future link for a cycle route to the south of the site in the interest of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

ES1711-500-05-03-C Drainage Strategy 3 of 3

1638 – C201A Site Layout (Coloured)

16386 P201 Rev. F Site layout

16386 P204 (Surface Materials Layout)

Condition 23:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Written Scheme of Investigation - Cotswold Archaeology- CA Project: 770636 - September 2017

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: 25 September 2017