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08 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 7:

No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure, including acoustic fences where appropriate have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

16386 – P175 Ancillary Boundary detail

16386 – P202 Boundary material detail

Condition 8:

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to hereby approved proposed and existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

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

Condition 11:

Prior to the commencement of any development a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: site plan showing all ecological features; detailed measures to protect and retain existing habitats and species; lighting plan; location, extent, composition and ongoing management of mitigation/compensation/enhancement habitat) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Habitat Creation and Management Plan and Outline Mitigation Proposals report (The Ecology Co-op, March 2014). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority and all mitigation features shall be retained and maintained in perpetuity.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, Conservation Regulations 2010, Wildlife & Countryside Act 1981, and NERC Act 2006.

Details submitted:

Ecology Mitigation and Enhancement Plan Rev A.(ACD, July 2017

Condition 18:

No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

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

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Condition 21:

No development shall commence until a revised Arboricultural Impact Assessment and Method Statement relevant to any reserved matters layout has submitted to and agreed in writing by the Local Planning Authority. The proposed works shall be carried in accordance with the approved details.

Reason: to ensure the trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

Details submitted:

BELL21129 – 03C aia-ams

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: 08 September 2017