



**Havant**  
BOROUGH COUNCIL

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16 August 2013

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**Town and Country Planning (Development Management Procedure) (England) Order  
2010  
Discharge of Conditions Application**

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**Application Number:** APP/13/00598

**Site Address:** Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

**Proposal:** Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000.

This decision relates to your application received on 18 June 2013 which was valid from 24/06/2013, and in particular the plans and other documents submitted with your application.

**Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission 10/74014/000 (Phase 2).**

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

5. Construction of the buildings hereby permitted shall not commence on each phase until samples and details of all external facing and roofing materials for that phase have first been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

**Details submitted:**

A Materials Layout (Drawing No.PL120418 ML.02) has been submitted to the Council for consideration. These details would be in keeping with the materials in Phase 1 and the general character of the area. The details are considered acceptable.

6. No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each development phase 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 CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

**Details submitted:**

External works layout Sheet 1 - JNY7518-P2-180 REV C.  
External works layout Sheet 4 - JNY7518-P2-183 REV C.  
External works layout - JNY7518-P2-180 REV C.

These details are considered acceptable as they match the locality of the area and Phase 1 of the site.

7. Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

**Details submitted:**

External works layout Sheet 1 - JNY7518-P2-180 REV C.  
External works layout Sheet 4 - JNY7518-P2-183 REV C.  
External works layout - JNY7518-P2-180 REV C.

These drawings indicate the proposed boundary treatment for Phase 2. The details are considered acceptable and accord with policy.

16. No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 23 and 25.

**Details submitted:**

Plot Engineering Layout West Sheet 1 of 2 - JNY7518-P2-203 Rev C  
Plot Engineering Layout West Sheet 1 of 2 - JNY7518-P2-204 Rev C

The drainage details are considered acceptable and will ensure that the drainage provision is constructed to an appropriate standard.

17. No building foundations, overhead and underground services, trenches and other service excavations/installations on site shall be constructed on each phase until details for that phase have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

**Details submitted:**

Plot Engineering Layout - JNY7518-P2-203 Rev C  
Plot Engineering Layout - JNY7518-P2-204 Rev C  
Foundation Layout - JKK7413-203 Rev A  
Foundation Layout - JKK7413-204 Rev A  
Piling & Ground Beam Plot 161-162 - JKK7413-210 Rev D  
Piling & Ground Beam Plot 163-164 and 165-166 - JKK7413-211 Rev F  
Piling & Ground Beam Plot 167 - JKK7413-212 Rev D  
Piling & Ground Beam Plot 168-170 - JKK7413-213 Rev C  
Piling & Ground Beam Plot 171-173 - JKK7413-214 Rev C  
Piling & Ground Beam Plot 174 175 176 182 and 240 - JKK7413-215 Rev F  
Piling & Ground Beam Plot 178 and 181 - JKK7413-216 Rev D  
Piling & Ground Beam Plot Single and Double Garages - JKK7413-217 Rev G  
Piling & Ground Beam Plot 179 and 180 - JKK7413-218 Rev C  
Piling & Ground Beam Plot 183 184 186 187 188 and 189 - JKK7413-219 Rev D  
Piling & Ground Beam Plot 190-214 Flat Block A - JKK7413-220 Rev B  
Piling & Ground Beam Plot 190-214 Flat Block A - JKK7413-221 Rev A  
Piling & Ground Beam Plot 190-214 Flat Block A - JKK7413-222 Rev A  
Piling & Ground Beam Plot 190-214 Flat Block A - JKK7413-223 Rev A  
Piling & Ground Beam Plot 190-214 Flat Block A - JKK7413-224 Rev A  
Piling & Ground Beam Plot 215-219 Flat Block B - JKK7413-225 Rev B  
Piling & Ground Beam Plot 215-219 Flat Block B - JKK7413-226 Rev A  
Piling & Ground Beam Plot 220-224 - JKK7413-227 Rev E  
Piling & Ground Beam Plot 225-227 - JKK7413-228 Rev C  
Piling & Ground Beam Plot 228-229 and 236 - JKK7413-229 Rev C  
Piling & Ground Beam Plot 228-229 and 236 - JKK7413-230 Rev B  
Piling & Ground Beam Plot 232-235 - JKK7413-231 Rev C  
Piling & Ground Beam Plot 243 244 and 248 - JKK7413-232 Rev D  
Piling & Ground Beam Plot 245-247 - JKK7413-233 Rev C  
Piling & Ground Beam Plot 232-235 - JKK7413-234 Rev C  
Piling & Ground Beam Plot 237-239 - JKK7413-235 Rev A  
Piling & Ground Beam Plot 177 185 230 and 242 - JKK7413-236 Rev C  
Piling & Ground Beam Plot 231 and 241 - JKK7413-237 Rev B  
Piling & Ground Beam Plot 184-185 Double Garage - JKK7413-238 Rev B  
Re Bar Schedule 235\_01-02 BBS  
Re-Bar Schedule 236\_BBS\_Rev\_B  
Re-Bar Schedule 237\_01-02 BBS  
Re-Bar Schedule 238\_01 BBS  
Re-Bar Schedule 210\_01 BBS  
Re-Bar Schedule 211\_01-03 BBS  
Re-Bar Schedule 212\_01-03 BBS  
Re-Bar Schedule 213\_01 BBS  
Re-Bar Schedule 214\_01-03 BBS  
Re-Bar Schedule 215\_BBS\_Rev\_B  
Re-Bar Schedule 216\_BBS\_Rev\_B  
Re-Bar Schedule 217\_01-02 BBS  
Re-Bar Schedule 218\_BBS\_Rev\_B  
Re-Bar Schedule 219\_01 BBS  
Re-Bar Schedule 223 & 224\_01-13 BBS  
Re-Bar Schedule 226\_01-07 BBS  
Re-Bar Schedule 227\_01-02 BBS  
Re-Bar Schedule 228\_01 BBS  
Re-Bar Schedule 230\_01-05 BBS  
Re-Bar Schedule 232\_BBS\_Rev\_B  
Re-Bar Schedule 233\_01-04 BBS  
Re-Bar Schedule 233\_BBS\_Rev\_B  
Re-Bar Schedule 234\_BBS\_Rev\_C

The above details are considered acceptable and accord with policy.

19. Construction of the buildings hereby permitted shall not commence on each phase 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 existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

**Details submitted:**

Plot Engineering Layout West Sheet 1 of 2 - JNY7518-P2-203 Rev C

Plot Engineering Layout West Sheet 1 of 2 - JNY7518-P2-204 Rev C

The level details are considered acceptable as the development would be in keeping with the character of the area.

**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.



Mr Chris Murray  
Service Manager (Planning Development)  
Date: 16 August 2013