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Our Ref: APP/16/00464
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
20 January 2017

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

Application Number: APP/16/00464

Site Address: Land at the rear of 2-56, Blendworth Crescent, Havant

Description: Construction of 48 dwellings comprising 20 houses and 28 flats with associated landscaping, car parking, bin and cycle storage. (Request to Discharge Condition No.s 2, 3, 4, 5, 6, 8 and 9 of Planning Permission APP/16/00464 (29.09.16))

This decision relates to your request to discharge conditions which was valid from 01/12/2016.

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/16/00464.

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

Condition 3:

No development hereby permitted shall commence until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and the amenities of adjoining properties, 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:

Site Setting Out Plan Drawing No. 1102 WD02 Rev J; Road Engineering Layout Drawing No. 510 P1;
Road 1 and 2 Long Sections Drawing No. 512 P1.

Condition 4:

No development hereby permitted shall commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound and site office during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

Details submitted:

Site Management Plan - Final - Received by email from agent on 20/01/2017

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 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:

Site Setting Out Plan Drawing No. 1102 WD02 Rev J; Road Engineering Layout Drawing No. 510 P1; Road 1 and 2 Long Sections Drawing No. 512 P1.

Condition 6:

No development hereby permitted shall commence until a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority, this must include lighting during the construction period. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, February 2016) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

Details submitted:

Lighting Layout received 01/12/2016;
Lighting Report dated 20/06/2016 by Tam-lite
Report dated 03/01/2017 by Ecosupport Ltd.

Condition 8:

No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenches targeted on features identified by the geophysics, with further trenching located within any blank areas. All trenching within the blank areas should be targeted upon the footprints of the proposed new houses, flats, garages and car parks as well as along the route of the new access roads in order to ensure that any archaeological remains encountered are recognised, characterised and recorded.

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 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Detailed Gradiometer Survey Report; Archaeological Evaluation Report.

Condition 9:

No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Detailed Gradiometer Survey Report; Archaeological Evaluation Report.

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: 20 January 2017