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Our Ref: APP/19/01166
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30 September 2022

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

Application Number: APP/19/01166

Site Address: Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Description: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020). Request to Discharge Conditions 8, 13 and 14 (01/07/2021). Request to discharge condition No. 12 (13/10/2021). Request to discharge condition No/s 2 and 9 (27/10/2021).

This decision relates to your request to discharge conditions 8 and 14 which was valid from 01/07/21 and condition 6 which was valid from 15/07/20.

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/19/01166.

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

Condition 8:

Notwithstanding the submitted details the residential development hereby permitted shall not be occupied unless and until the following features aimed at improving security and safety and reducing anti-social behaviour have been provided:

- All rear access gates to residential properties shall be fitted with key operated locks which operate from both sides of the gate;
- Secure access gates shall be fitted at the start of each communal rear access path. These gates shall be visually permeable (for example a railing gate) and at least 1.8m high fitted with key operated locks from both sides of the gate;
- Within the public realm visitor cycle parking shall be provided with cycle stands with secured by design accreditation;
- Details of secure boundary treatment to the southern boundary of plot 34 in accordance with details to be submitted in relation to Condition 14.

Reason: To provide for the safety and security of residents and visitors having due regard to policy CS16

of Havant Borough Local Plan (Core Strategy) 2011, The Crime and Disorder Act 1998 (as amended) and the National Planning Policy Framework.

Details submitted:

Proposed Boundary Types Plan Drawing No. 0005 Rev C02

The following conditions are part discharged:

Condition 6:

Notwithstanding the submitted details no above ground works shall be commenced unless and until consolidated details of soft landscaping for the site including planting schedules, species and numbers / density of planting have been submitted to and approved in writing by the Local Planning Authority. The details shall also include planting proposals to the south of plot 66 and within the public open space area to the south-east of the site.

The approved landscaping works shall be carried out in accordance with any approved any timing / phasing arrangements or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

D2763-FAB-00-XX-DR-L-0010 – Landscape Design & Access Statement

Detailed Soft Landscaping Plan Drawing No. 3001 Rev PL05

Detailed Soft Landscaping Plan Drawing No. 3002 Rev PL05

Detailed Soft Landscaping Plan Drawing No. 3003 Rev PL05

Detailed Soft Landscaping Plan Drawing No. 3004 Rev PL04

Specification and Schedule Drawing No. 3000 Rev PL04

Extent of Discharge: This condition is discharged in relation to the Residential Development only.

Condition 14:

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 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Proposed Boundary Types Plan Drawing No. 0005 Rev C02

Proposed Bartons Road Ramped Access Drawing No. 0106 C01

Extent of Discharge: This condition is discharged in relation to the Residential Development only.

- (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.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)
Date: 30 September 2022