

Miss R Hawes
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak, Eastleigh
SO50 7HD

Our Ref: APP/19/00427
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
05 August 2022

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

Application Number: APP/19/00427

Site Address: Land at Lower Road, Havant

Description: Development of 50 new dwellings together with access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021). Request to discharge condition 10 (received 04/05/2022).

This decision relates to your request to discharge conditions which was valid from 04/05/2022.

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/19/00427.

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

Condition 9:

No above ground development shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment;
- ii) Planting methods, tree pits & guying methods;
- iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- v) Manner and treatment of watercourses, ditches and banks;
- vi) Details of all hard-surfaces, such as paths, internal access roads, seating areas and parking spaces, including their finished level, appearance, depth and permeability;
- vii) Means of enclosure, in particular boundary walls and planting around

properties and including their frontages, including any retaining structures;

viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution;

ix) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced in the next planting season with another of similar type and size.

Details submitted:

19.093.EXTERNALWORKS.01 Rev F Uploaded 19th July 2022
1860-TFC-00-ZZ-RE-L-8001 Landscape Management Plan April 2021
1860-TF-00-00-DR-L-1002 P10 Landscaping Proposals (sheet 1 of 5) Uploaded 19th July 2022
1860-TF-00-00-DR-L-1003 P08 Landscaping Proposals (sheet 2 of 5)
1860-TF-00-00-DR-L-1004 P06 Landscaping Proposals (sheet 3 of 5) Uploaded 19th July 2022
1860-TF-00-00-DR-L-1005 P11 Landscaping Proposals (sheet 4 of 5)
1860-TF-00-00-DR-L-1006 P09 spec notes
1860-TF-XX-00-DR-L-1008 P04
1860-TF-00-00-DR-L-1009 P02 Children's allotment and community orchard layout
1860-TF-00-00-DR-L-3001 P01 Planting Plan Uploaded 19th July 2022
1860-TF-00-00-DR-L-3002 Planting Plan
1860-TF-00-00-DR-L-3003 Planting Plan
1860-TF-00-00-DR-L-3004 P01 Planting Plan Uploaded 19th July 2022
1860-TF-00-00-DR-L-3005 Planting Plan
1860-TF-00-00-DR-L-3006 Planting Plan
1860-TF-00-00-DR-L-3007 Planting Plan
1860-TF-00-00-DR-L-4001 Soft Landscaping Details
1860-TF-00-00-DR-L-4003 P01 Soft landscape details - ArborRaft System
5992-40 Rev J Surfacing layout Sheet 1 of 3
5992-41 Rev J Surfacing layout Sheet 2 of 3
5992-42 Rev K Surfacing layout Sheet 3 of 3
5992:06 Rev K Level Layout 1 of 2 Uploaded 19th July 2022
5992:07 Rev K Level Layout 2 of 2 Uploaded 19th July 2022

Bollard Lighting Plan Rev F

Email Bargate Homes dated 23rd November 2021

Letter Bargate Homes dated 25th February 2022

Condition 13:

No above ground development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Details submitted:

5992-06 Level layout (Rev K) uploaded 19th July 2022
5992-07 Level layout (Rev K) uploaded 19th July 2022

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.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)
Date: 05 August 2022