

Mr Dave Newell
Landwise Limited
13 Kingdom Business Park
Segensworth East
Fareham
PO15 5TJ

Our Ref: APP/18/00109
Direct Line: (023) 02392 446263
Ask For: Mr L Oliver
Email: planning.development@havant.gov.uk
13 June 2022

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

Application Number: APP/18/00109

Site Address: Land adj 15 Billett Avenue, Waterloo, PO7 7SZ

Description: Erection of four dwellings with the associated vehicular and pedestrian access and landscaping and replacement culvert (approved 26.3.21). Request to discharge condition 6 (8.3.22). Request to discharge conditions 3, 8, 9 and 10 (recd 27.4.22).

This decision relates to your request to discharge conditions which was valid from 27/04/2022.

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/18/00109.

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

Condition 3:

No development hereby permitted shall commence until details of the measures which will be undertaken to protect the public sewer crossing the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the locality and ensure that the main public sewer that crosses the site, an essential piece of infrastructure serving the area, is protected during the course of the works 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:

Foul drain diversion - 5 x plans

S185 Provisional Certificate from Southern Water dated 9.2.22

Condition 8:

Notwithstanding the submitted plans no above ground development hereby permitted shall be commenced until further details of the soft landscaping scheme for all open parts of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include a comprehensive landscape master plan, which shall include the planting and maintenance of a number of semi-mature native broad leaf trees (UK grown and sourced in line with current biosecurity guidelines) to be planted in a sustainable location as per the British Standard guidelines. The information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed

planting implementation programme. and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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

Details submitted:

Landscape Management and Maintenance Plan

Landscape Masterplan LA2202 04 rev E; LA2202 05 rev D, LA2202 06 rev D, LA2202 07 rev B, LA2202 10 rev C; LA2202 11 rev B, LA2202 12 rev B; LA2202 rev B

Tree Pit Sketch LA2202 08

Condition 9:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

Details submitted:

Landscape Masterplan LA2202 04 rev E; LA2202 05 rev D, LA2202 06 rev D, LA2202 07 rev B

Condition 10:

Notwithstanding the submitted details no above ground development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The details shall include details regarding retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates. The development 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Landscape Masterplan LA2202 04 rev E; LA2202 05 rev D, LA2202 06 rev D, LA2202 07 rev B

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 Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 13 June 2022