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Our Ref: APP/14/01284
Direct Line: (023)9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
31 March 2015

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

Application Number: APP/14/01284

Site Address: Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road, Havant

Proposal: Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222

This decision relates to your application received on 08 December 2014 which was valid from 16/12/2014, 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 APP/12/01222.

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

Manor Farm (A)

Condition 19: Pumping Station

Prior to the first occupation of the dwellings hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) plans showing the external appearance of the pumping station including any form of enclosure to the station;
- ii) a scheme for protecting the proposed dwellings from noise and vibration from the pumping station.

The pumping station shall thereafter be constructed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and amenity of the area and neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details submitted:

PIMS pump technical specification, reference PR18423
24 Acoustics noise and vibration impact report, reference R1401-561
ACD plan BSH17581-18D, showing the planting and screening to the pump station.

Condition 23: Archaeology

No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

L-P Archaeology Post Excavation Assessment and Updated Project Design Doc Ref: LP1416L-PXA-vl.4

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/12/01222.

Condition 21: Access Arrangements

No development shall commence until such time as the details of the access arrangements for the site access via Glenleigh Park, Hallett Road and Fifth Avenue have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe and appropriate access to the site and having due regard to policy CS20 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details submitted:

Dave Lawrence Barratt Homes email dated 3rd March 2015
Combined Planning Layouts (Phasing Plan) Drawing Number P974/COMB/01

Extent of Approval and Part Approval:

This approval agrees the proposed phasing arrangements in relation to the Manor Farm development and the use of Glenleigh Park, Hallett Road and Fifth Avenue. Full approval can not be given prior to the completion of S278 agreement(s) with Hampshire County Council (the Highways Authority) and the completion of these works in compliance with the S278 agreement(s).

Copseys Nursery (B)

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/12/01222.

Condition 4: Materials

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

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

AAP plan Materials Layout Drawing Number P974/02 Rev F

In relation to this condition, it is noted that a sperate Materials Layout Drawing Number P974/RP/03 Rev K has been submitted. These details cannot be formally approved at this time as they relate to a separate planning application (Ref: APP/14/00767) which is not currently determined.

Condition 5: Levels

Construction of the dwellings 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: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

Details submitted:

MJA Consulting Engineering Layout Drawing Number 4884:03 Rev D

MJA Consulting Levels Layout Drawing Number 4884:04 Rev B

MJA Consulting Levels Layout Drawing Number 4884:05 Rev B

Condition 6: Hardsurfacing Materials

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 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 CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

Details submitted:

MJA Consulting Engineering Layout Drawing Number 4884:01 Rev E:

Block paving which is comprised of charcoal, brindle and buff coloured blocks supplied by Marshalls.

MJA Consulting Engineering Layout Drawing Number 4884:02 Rev D:

Block paving which is comprised of charcoal, brindle and buff coloured blocks supplied by Marshalls.

MJA Consulting Engineering Layout Drawing Number 4884:03 D:

Block paving which is comprised of charcoal, brindle and buff coloured blocks supplied by Marshalls.

Condition 7: Boundary Treatments

Construction of the dwellings 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 been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase 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 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 2012.

Details submitted:

APP Externals Layout Sheet 1 of 2 Drawing Number P974/EXT/01 Rev N (Boundary Finishes)

APP Externals Layout Sheet 2 of 2 Drawing Number P974/EXT/02 Rev L (Boundary Finishes)

Condition 9: External Lighting

The dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality 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:

MJA Consulting Street Lighting Layout Drawing Number 4884:501

Condition 16: Refuse

Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

Details submitted:

AAP Refuse Layout Drawing Number P974/04

Condition 17: Road Construction

No development hereby permitted shall commence on each phase 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 for surface water disposal and a programme for the implementation and making up of the same for that phase 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:

MJA Consulting Drawing Number 4884:20 (A)

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/12/01222.

Condition 22: Code for Sustainable Homes

The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Design Stage Certificates Plots 1-34 and 61-100

Extent of Condition Discharge:

This condition discharge excludes plots 35-60 which are subject to a current undetermined planning application.

Condition 24: Access Blenheim Gardens

No development shall commence until such time as the details of the access arrangements for the site access onto Blenheim Gardens have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe and appropriate access to the site and having due regard to policy CS20 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details submitted:

MJA Consulting General Arrangement Drawing Number 4884:601 Rev C
Section 278 Agreement dated 13th August 2015

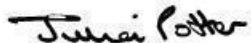
Extent of Condition discharge:

The physical works associated with the construction of the access to Blenheim Gardens have yet to be completed and therefore the condition cannot be fully discharged.

Reasons for approval/part 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.
- (3) **The applicant is advised in relation to condition numbers 4, 5, 6, 7, 9, 16, 17 and 22 that the re-plan area subject to undetermined planning application reference APP/14/00767 is not part of this condition discharge decision notice.**



Julia Potter
Executive Head - Economy and Planning
Date: 31 March 2015