

Mr Nigel Freemantle  
Metis Homes  
The Old Barn  
Vicarage Farm Business Park  
Winchester Road  
Eastleigh  
SO50 7HD

Our Ref: APP/21/01376  
Direct Line: (023) 01730 234223  
Ask For: Ms L Wells  
Email: [planning.development@havant.gov.uk](mailto:planning.development@havant.gov.uk)  
17 August 2022

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

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**Application Number:** APP/21/01376

**Site Address:** Land adjacent to 54, Long Copse Lane, Emsworth

**Description:** Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683)(1.6.22). Request to discharge conditions 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 20 and 21 (recd 10.6.22).

This decision relates to your request to discharge conditions which was valid from 11/08/2022.

**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/21/01376.**

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

**Condition 12:**

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

**Reason:** To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

Civil engineering drawings 001,002C,005, 400A, 401A, 402A, SW flow model & Foul network design submitted in compliance

**Condition 13:**

Not to commence development until there is a binding provision with the landowner for the ecological compensation provision on land edged blue on the Site Layout Plan, which shall be submitted in writing

to the Local Planning Authority.

**Reason:** In the interests of nature conservation and biodiversity net gain, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E14 of the Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

**Details submitted:**

Binding agreement with the landowner (HBC) secured.

**Condition 14:**

**Above ground**

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, Policy E1 of the Submission Havant Borough Local Plan, Policy ENP D1 of the Emsworth Neighbourhood Plan 2021 and the National Planning Policy Framework

**Details submitted:**

Materials Specification

Tile Hanging: Imerys Phalempin clay plain tile - Rustic red

Roofing: Edilians Beauvoise 20 interlocking clay plain tiles - Terre de Beauce.

Half round ridge and third round hip tiles, black mortar pointed verges on under cloak or dry verge system.

Lintels, Sills & String course:

Brickwork and creasing tile cills/Cast stone stooped cills

Soldier course or flat gauged arch brickwork/Cast stone lintels

Cross Over:

Bit-mac to HCC Highways specifications and approval of S184 & S171 notices

Generally

Joinery: Black Upvc fascias, bargeboards, & soffits

Windows: Cream Upvc windows

Doors: Front door to be composite system (coloured)

Other doors to match windows

Rainwater goods: Black half round gutters and round downpipes

Brickwork: Camtech Sonowden Blend facing bricks, laid in stretcher bond with natural mortar and bucket handle joints.

Access Road:

Brett Omega Classic paving – Charcoal 80x100x200mm laid pattern OM.1 90 degrees herringbone pattern. 2 course stretcher bond to perimeter, bedded and haunched with concrete as flush

Driveways (Plots 1-4): 6-10mm angular limestone gravel infill to 40mm 'Golpla' gravel retention system laid over Cell Web reinforced sub-base within RPA's and standard stone sub-base elsewhere.

Treated timber edge restraints.

Driveways (Plots 5-9):

Brett Omega Classic paving – Natural 60x100x200mm laid pattern OM.3 stretcher bond pattern. 2 course stretcher bond to perimeter, bedded and haunched with concrete as flush edge restraint.

Brick Boundary Walls:

Camtech Snowden Blend facing bricks laid in stretcher bond with natural mortar and bucket handle joints.

**Condition 16:**

No above ground construction works shall take place unless and until details specifying the Energy Efficiency of the residential development in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy 2011) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.

**Reason:** To ensure the energy efficiency of the residential development in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

**Details submitted:**

Sap calculations for all plots as prepared by Beat Solutions submitted in compliance.

**Condition 17a (ONLY DISCHARGED):**

**Pre-occupation**

The development hereby permitted shall not be occupied until:

a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

b) All measures necessary to meet the approved water efficiency calculation have been installed.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policies E14, EX1 and E12 of the Submission Havant Borough Local Plan.

**Details submitted:**

Water efficiency calculations for detached and semi-detached plots as prepared by Beat Solutions submitted in compliance

**Condition 21:**

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 future occupiers of the development having due

regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E1 of the Submission Havant Borough Local Plan, Policy ENP D1 of the Emsworth Neighbourhood Plan 2021 and the National Planning Policy Framework.

**Details submitted:**

Metis Homes drawings 013 submitted in compliance

**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: 17 August 2022