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Our Ref: APP/19/00768
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09 December 2021

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

Application Number: APP/19/00768

Site Address: Land to the rear of, 15-27 Horndean Road, Emsworth

Description: Erection of 16 new dwellings with associated access, parking and open space. (Approved 04.02.2021). Request to discharge condition No/s 3, 6, 7, 10, 14, 15, 17, 18, 19, 20, 23 and 24 (received 25.03.2021). Request to discharge condition No 12 and 13 (received 30.04.2021). Request to discharge condition 4 (28.05.21).

This decision relates to your request to discharge conditions which was valid from 23/04/2021.

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/19/00768.

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

Condition 3:

No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the Local Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should initially take the form of trial trenches that are located across the site.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets 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:

Archaeological Report 24/11/2020 **Condition 14:**

Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on approved plan 1862 02 I shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval, unless otherwise agreed in writing by the Local Planning Authority. The Charging Points

shall be installed prior to the occupation of each individual dwelling and retained at all times thereafter.

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 Policy IN3 of the Pre-Submission Havant Borough Local Plan and the National Planning Policy Framework.

Details submitted:

Proposed car charging point plan Drawing No. 02

Electric car charging socket spec

Condition 10:

No above ground construction works shall be carried out until a programme/timetable for the provision of roads, footpaths/cycleways and visitor car parking 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 programme/timetable and the roads, footpaths/cycleways and visitor car parking shall be retained thereafter for their intended purpose unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Programme of works REV B

Condition 18:

Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on the approved Arboricultural Impact Assessment and Method Statement dated September 2020 and Tree Protection Plan, shall be installed and agreed at a pre-commencement meeting with the Council's Arboricultural Officer and within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires. The development shall be carried out strictly in accordance with the submitted details.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Cellweb Details

Cellweb Method Statement

Condition 6:

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:

Proposed materials elevations (Plot 1) Drawing No. 01

Material specification

Updated Material specification 23/07/2021

Condition 17:

Prior to commencement of development a full engineering/construction method for the no dig cellular surfacing shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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:

Cellweb Details

Cellweb Method Statement

Condition 15:

No above ground construction works shall take place until a full specification of the external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in accordance with any terms of such approval and in full accordance with the Proposed Residential Development Lighting Assessment produced by WYG, dated June 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the locality is not impacted upon by external lighting levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Proposed External Lighting Plan Drawing No. 04

External Lighting Spec DW Windsor

External Bollard Light Spec

External Light Bulb Spec

External Porch Light Spec

Condition 19:
Prior to the first occupation of the development hereby approved, details of bat and bird boxes to be installed on all of the plots shall be submitted to, and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed in full accordance with the approved details before the occupation of any dwelling and retained thereafter, unless otherwise agreed in writing by 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 and the National Planning Policy Framework

Details submitted:

Proposed Ecology Plan Drawing No. 03

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: 09 December 2021