



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant
www.havant.gov.uk

Mr A King
Crayfern Homes Limited
14 Victoria House
St Johns Road
Hedge End
Southampton
SO30 4AB

Our Ref: APP/14/00236
Direct Line: (023)9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
23 April 2014

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

Application Number: APP/14/00236

Site Address: Land west of Brooklands Road and Hill Mead Gardens, Scratchface Lane,
Havant

Proposal: Discharge of Conditions No's 1, 2, 4, 5, 6 & 7 of Planning Permission
APP/13/00721.

This decision relates to your application received on 03 March 2014 which was valid from
03/03/2014, 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/13/00721.**

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

- 1 The development hereby permitted shall not be occupied unless and until details
 and specifications of the provision of public benches/seating within the site
 including a timetable for its provision has been submitted to and approved in
 writing by the Local Planning Authority.
 Reason: In the interests of the amenity of the public realm and having due regard
 to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the
 National Planning Policy Framework 2012.

Details submitted:

Crayfern Homes Drawing No. 02.12_100m Site Layout Plan Sheet 1.
Crayfern Homes email dated 22nd April 2014.

- 5 Notwithstanding the submitted drawings no fencing shall be erected within the root protection areas unless and until a Arboricultural Method Statement incorporating a comprehensive methodology demonstrating sound practice of tree protection has been submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be erected fully in accordance with the approved Arboricultural Method Statement. The timing of the fencing provision shall be in accordance with condition 14 of planning permission APP/13/00103.
Reason: To ensure the protection and retention of important trees having due regard to policy CS11 and CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

Details submitted:

Barrell Arboricultural watching brief and method statement for development at Scratchface Lane, Bedhampton dated 10th December 2013
Barrell Plan Ref: 13440-BT1
Barrell Site guidance for excavating post locations in root protection areas (RPAs)

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.

The following conditions are conditions requiring compliance and therefore do not require a formal discharge of condition approval. It is noted that the requirements of the conditions will be complied with.

- 2 The rooflights in the east facing elevation of unit 19 shall have a minimum sill height of 1.7 metres above finished first floor level.
Reason: To ensure that the rooflights are high level to prevent an unneighbourly impact to existing dwellings in Brooklands Road and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Crayfern Homes Letter dated 28th February 2014.

- 4 The hedge to the central area of public open space to the north of Brooklands Stream shall be maintained with a maximum height of 1.2 metres unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that natural surveillance over the public open space is maintained whilst allowing for a sense of enclosure for the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Crayfern Homes Letter dated 28th February 2014.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevations of units 7 and 19 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

Details submitted:

Crayfern Homes Letter dated 28th February 2014.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement July 2013

Landscape Management Plan Dated 7th May 2013

Site Location Plan Drg No. 9982/P01

Site Layout Plan Drg No. 02.12_102g

Site Layout Plan sheet 1 Drg No. 02.12_105d

Site Layout Plan sheet 2 Drg No. 02.12_106f

Site Layout Plan sheet 3 Drg No. 02.12_107h

Site Layout Plan sheet 4 Drg No. 02.12_108g

Site Layout Plan sheet 5 Drg No. 02.12_109g

Street Scenes sheet 1 Drg No. 02.12_103d

Street Scenes sheet 2 Drg No. 02.12_104d

Site Sections Drg No. 02.12_113

Plot 1 Drg No. 02.12_200c

Plots 2 & 3 Drg No. 02.12_201b

Plots 4, 5 & 6 Drg No. 02.12_202b

Plots 7 and 8 Drg No. 02.12_238

Plots 9 & 10 Drg No. 02.12_204c

Plots 11 & 12, 32 & 33 Drg No. 02.12_205c

Plots 13 & 14 Drg No. 02.12_206a

Plots 15 & 16, 85 & 86 Drg No. 02.12_207b

Plot 17 Drg No. 02.12_208b

Plot 18 Drg No. 02.12_209b

Plot 19 Drg No. 02.12_210b

Plots 20 & 21 Drg No. 02.12_02.12_211c

Plots 22 & 23, 24 & 25 Drg No. 02.12_212b

Plots 26 & 27 Drg No. 02.12_213a

Plots 28 & 29 Drg No. 02.12_237a

Plots 30 & 31 Drg No. 02.12_214c

Plots 34, 35 & 36 Drg No. 02.12_215b

Plot 37 Drg No. 02.12_216a

Plots 38-45 Drg No. 02.12_217b

Plots 46-50 Drg No. 02.12_218a

Plot 51 Drg No. 02.12_219a

Plots 52-55 Drg No. 02.12_220a

Plots 56 & 57 Drg No. 02.12_221a

Plots 58 & 59 Drg No. 02.12_222b

Plots 60-63 Drg No. 02.12_223a

Plots 64 & 65 Drg No. 02.12_224b

Plots 66 & 67 Drg No. 02.12_225a

Plot 68 Drg No. 02.12_226a

Plots 69 & 70 Drg No. 02.12_227a

Plots 71 & 72 Drg No. 02.12_228b

Plots 73 & 74 Drg No. 02.12_229b

Plot 75 Drg No. 02.12_236

Plot 76 Drg No. 02.12_230c

Plot 77 Drg No. 02.12_231c

Plot 78 Drg No. 02.12_232a

Plots 79 & 80 Drg No. 02.12_233a

Plots 81 & 82, 83 & 84 Drg No. 02.12_203b

Plots 87-92 Drg No. 02.12_234a

Garages Plots 13 & 14 Drg No. 02.12_235a

Landscape Proposals Drg No. 1487-1001 02

Landscape Proposals Drg No. 1487-1002 04

Landscape Proposals Drg No. 1487-1003 02
Landscape Proposals Drg No. 1487-1004 02
Existing vegetation to eastern boundary

Reason: - To ensure provision of a satisfactory development.

Details submitted:

Crayfern Homes Letter dated 28th February 2014.

- (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 that conditions 1, 2, 4, 5, 6 and 7 impose ongoing requirements.



Mr Chris Murray
Service Manager (Planning Development)
Date: 23 April 2014