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Our Ref: APP/11/00887
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Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
17 July 2012

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

Application Number: APP/11/00887

Site Address: Dukes Meadow Phase II, Hambledon Road, Waterlooville

Proposal: Discharge of Condition No's 4, 7, 8 and 9 of Planning Permission APP/10/00610.

This decision relates to your application received on 18 March 2011 which was valid from 20/04/2011, 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/10/00610.

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

- 4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.
Reason: In the interests of highway safety and having due regard to saved policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.
- 7 Notwithstanding the details submitted with the application construction of Blocks 1,2,3 and 4 shall not commence until further details of the finishes of the underside of the balconies and bays that extend at first floor, together with the supporting piers, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved material shall be used in carrying out the development unless otherwise approved in writing by the Local Planning Authority
Reason: To ensure that the development is carried out in accordance with the approved plans and details and to maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 8 Notwithstanding the details submitted with the application, construction of the means of enclosure within the courtyards and the gates into the courtyards from the public highway shall not commence until further details of the boundary treatments and gates shall 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 shall not be brought into use prior to the completion of the installation of the boundary treatments and gates as are thus approved by the Authority.

Reason: To ensure that the development is carried out in accordance with the approved plans and details and to maintain a good quality environment and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 9 Construction of the buildings hereby permitted shall not commence until:

- (a) details of the measures to be taken to reduce the carbon emissions of this phase of the development through sustainable construction, including measures to achieve at least Level 3 of the Code for Sustainable Homes and equivalent BREEAM rating for office and industrial, have been submitted to and approved in writing by the Local Planning Authority; and
- (b) details of the measures to provide 10% of the development's energy needs from on site renewable energy sources, or alternatively how the equivalent or greater carbon reduction can be achieved through improvements to the building fabric of the development, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of Planning Policy Statement 1 – Delivering Sustainable Development and Climate Change and the Policies of the South East Plan and to accord with the requirements of the approved Design Code and the conditions in outline planning permission reference 05/040000/000 (HBC).

Details submitted:

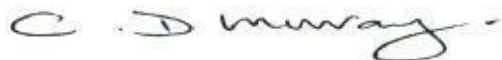
- The letter received on 18 March 2011
- Drawing 601-34 Rev C received on 18 March 2011
- Sustainability Report by AES Southern Ltd received on 18 March 2011
- Site Build Programme 1200-SP-06 received 20 April 2011
- Adoptable highway Construction Details 4421:21B received 20 April 2011
- Phase 2 Boundary and Enclosure Treatment Details 601-40D received 19 August 2011
- External Works 601-33 J received 19 August 2011
- Email received 10 October 2011

Note: The submissions in this application in respect of condition 6 are not for approval by Havant Borough Council as they lie within the administrative area of Winchester City Council. A further application for the discharge of condition 6 will need to be made to Havant Borough Council in respect of Blocks 1,2,3 and 4.

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.



Mr Chris Murray
Service Manager (Planning Development)
Date: 17 July 2012