

For Applicant:
Rosie Young
Bargate Homes
The New Barn Vicarage Farm Business
Park Winchester Road Eastleigh SO50
7HD

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

Application Number: APP/21/01071

Site Address: Land south of, Lower Road, and west of Old Manor Farm, Havant

Proposal: Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.(16.05.23). Request to discharge condition 8 (03.04.25). Request to discharge conditions 11 and 12 (09.04.25). Request to discharge conditions 14 and 16 (09.04.25). Request to Discharge Condition 17 (13/06/2025). Request to Discharge Condition 10 (13/06/2025). Request to Discharge Condition 18 (13/06/2025).

Havant Borough Council as Local Planning Authority hereby **APPROVES** the following as meeting the information requirements of the following Conditions of Planning Permission APP/21/01071 (PINS ref: APP/X1735/W/22/3305704)

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

Conditions:

8.	The development hereby permitted shall not be commenced until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include: a) the programme and methodology of site investigation and recording b) the programme for post investigation assessment; c) the provision to be made for analysis of the site investigation and recording; d) the provision to be made for publication and dissemination of the analysis and records of the site investigation e) the provision to be made for archive deposition of the analysis and records of the site investigation f) the nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.	Fully Discharged	15/09/2025
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	No development shall take place other than in accordance with the Written Scheme of Investigation approved under this condition.		
10.	Notwithstanding any description of materials in the application no construction works shall take place until samples and a full specification of the materials to be used externally on the buildings 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. The development shall be undertaken in accordance with the approved details.	Fully Discharged	15/09/2025
11.	No development shall take place until details of existing and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.	Fully Discharged	15/09/2025
12.	No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Drainage Strategy Technical Note options 1 to 3, ref: SS/23/0157/6430, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include: a) A technical summary highlighting any changes to the design from that within the approved documentation and confirmation of discharge option. b) Approvals in principle in relation to land access or other approvals required to implement the discharge option. c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. e) Evidence that urban creep has been included within the calculations. f) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753. g) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. The development shall be undertaken in accordance with the approved details.	Fully Discharged	15/09/2025
14.	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	Fully Discharged	15/09/2025

	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.		
16.	Prior to the first occupation of the dwellings hereby approved, full details of Electrical Vehicle Charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Fully Discharged	15/09/2025
17.	No part of the development shall be first occupied until details of the means of enclosure including boundary 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.	Fully Discharged	15/09/2025

Fully Discharged : 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.

Request for confirmation of compliance conditions

Further to your request in your letter dated 8th April 2025 seeking confirmation of compliance only conditions. The Local Planning Authority confirm that following conditions (as detailed on the appended decision notice for APP/21/01071 (PINS ref: APP/X1735/W/22/3305704)), are compliance only conditions and do not require further information to be submitted to the Local Planning Authority; 1 (time limit), 2 (reserved matters), 3 (plans and documents), 9 (tree protection), 13 (site access), 19 (reserved matters – swales safety), 20 (height of development) and 21 (water efficiency).

Other Important Information:

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 6571.
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 and Development service at the Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
15 September 2025