

For Applicant:
Rosie Young
Bargate Homes Ltd
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/24/00612

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

Proposal: Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works (Approved 06.02.2025). Request to Discharge Condition 6 (Received 20/05/2025). Request to Discharge Condition 5 & 11 (Received 20/05/2025). Request to discharge conditions 2, 3, 4 (Received 27.06.2025). Request to discharge condition 8, 10 (Received 01.07.2025).

This decision relates to your request to discharge conditions.

Havant Borough Council as Local Planning Authority hereby APPROVES the following as meeting the information requirements of the following Conditions of Reserved Matters Application APP/24/00612.

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

Conditions:

8.	Notwithstanding the hereby approved details, no development shall commence above slab level until a scheme detailing hard landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the details and samples of the hard surfacing materials and a programme for the provision of the hard landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided, the works shall be retained in perpetuity. Reason: In the interests of amenity and of the environment of the development and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.	Fully Discharged	15/09/2025
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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.

11.	No development shall commence until a sustainability statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability statement shall detail how the dwellings shall achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2013 Building Regulations. Consideration should also be given to the minimising the visual impacts on the setting of the Conservation Area and shall minimise impacts on the amenities of the occupiers of the site and neighbouring properties. The development shall be carried out in full accordance with the approved details. Reason: In the interest of sustainability and having regards to the Council's Housing Delivery Position Statement and policies CS11, CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.	Fully Discharged	15/09/2025
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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.

10.	No dwelling shall be occupied until a report detailing measures to protect children and other vulnerable users from open water within the site and the railway beyond the site boundary and other potential hazards has been submitted to and approved in writing by the Local Planning Authority. The report shall include a programme for provision of mitigation measures. Thereafter the mitigation measures shall be provided in accordance with the approved details and retained in perpetuity. Reason: In the interest of public safety and having regards to policy CS16 of the Havant Borough Core Strategy 2011 and paragraph 102 the National Planning Policy Framework.	Fully Discharged	15/09/2025
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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/24/00612), are compliance only conditions and do not require further information to be submitted to the Local Planning Authority; 1 (plans and documents), 7 (visibility splays), 12 (window restrictions to specified plots), 13 (restriction of new windows to plot 26) and 15 (parking).

Condition 6 of APP/24/00612 only requires details to be submitted to the Local Planning Authority should construction methods require piling. It is noted your letter dated 8th April 2025 confirms that there shall be no piling unless otherwise agreed with the Local Planning Authority.

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