
Non-Material Amendment
Notification of Decision: Approve

Application Number: APP/25/00418

Site Address: Land adjacent Old Manor Farm, 15 Lower Road, Havant

Proposal: Non-material amendment to APP/24/00612 to amend previously approved drawings, to include alterations to boundary treatments, fenestration, roof forms and detailing.

Further to your application received on 20 May 2025 which was valid from 21 May 2025, Havant Borough Council, as Local Planning Authority **Approve** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

1	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan Thrive LP.01 A</p> <p>Layout plan BARG230421_SL.01_C (received with NMA APP/25/00418)</p> <p>Affordable Housing Layout Thrive AHL.01 B</p> <p>Boundary Materials Layout Thrive BML.01 B</p> <p>Dwelling Materials Layout Thrive DML.01 B</p> <p>Parking Strategy Layout Thrive PSL.01 B</p> <p>Refuse Strategy Layout Thrive RSL.01 B</p> <p>Street Elevations – Sheet 1 Thrive SE.01 C</p> <p>Street Elevations – Sheet 2 Thrive SE.02 C</p> <p>Coloured Street Elevations - Sheet 1 * Thrive CSE.01 C</p> <p>Coloured Street Elevations – Sheet 2 * Thrive CSE.02 C</p>
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	House Type S2.1 (Block of 2) – Elevations Thrive HT.S2.1(2blk).e C
	House Type S2.1 (Block of 2) - Floor Plans Thrive HT.S2.1(2blk).p C (received with NMA APP/25/00418)
	House Type S2.1 (Block of 3) – Elevations Thrive HT.S2.1(3blk).e C
	House Type S2.1 (Block of 3) - Floor Plans Thrive HT.S2.1(3blk).p C (received with NMA APP/25/00418)
	House Type S3.2 (Block of 2) – Elevations Thrive HT.S3.2(2blk).e D
	House Type S3.2 (Block of 2) - Floor Plans Thrive HT.S3.2(2blk).p B
	House Type 2.1 (Block of 2) – Elevations Thrive HT.2.1(2blk).e D (received with NMA APP/25/00418)
	House Type 2.1 (Block of 2) - Floor Plans Thrive HT.2.1(2blk).p D (received with NMA APP/25/00418)
	House Type 3.1-A - Elevations Thrive HT.3.1-A.e_D (received with NMA APP/25/00418)
	House Type 3.1-A - Floor Plans Thrive HT.3.1-A.p_D (received with NMA APP/25/00418)
	House Type 3.2 (Block of 2) – Elevations Thrive HT.3.2(2blk).e_D (received with NMA APP/25/00418)
	House Type 3.2 (Block of 2) - Floor Plans Thrive HT.3.2(2blk).p_D (received with NMA APP/25/00418)
	House Type 3.2 - Plans and Elevations Thrive HT.3.2.pe D (received with NMA APP/25/00418)
	House Type 3.6 - Elevations Thrive HT.3.6.e D (received with NMA APP/25/00418)
	House Type 3.6 - Floor Plans Thrive HT.3.6.p D (received with NMA APP/25/00418)
	House Type 4.1 - Elevations Thrive HT.4.1.e D (received with NMA APP/25/00418)
	House Type 4.1 - Floor Plans Thrive HT.4.1.p D (received with NMA APP/25/00418)
	House Type 4.2 - Elevations - Option 1 Thrive HT.4.2.e1 D (received with NMA APP/25/00418)
	House Type 4.2 - Elevations - Option 2 Thrive HT.4.2.e2 D (received with NMA APP/25/00418)

	House Type 4.2 - Floor Plans - Option 1 Thrive HT.4.2.p1 D (received with NMA APP/25/00418)
	House Type 4.2 - Floor Plans - Option 2 Thrive HT.4.2.p2 D (received with NMA APP/25/00418)
	House Type 4.5 - Elevations Thrive HT.4.5.e C
	House Type 4.5 - Floor Plans Thrive HT.4.5.p D (received with NMA APP/25/00418)
	House Type 4.6 - Elevations Thrive HT.4.6.e D (received with NMA APP/25/00418)
	House Type 4.6 - Floor Plans Thrive HT.4.6.p D (received with NMA APP/25/00418)
	House Type 4.7 - Elevations Thrive HT.4.7.e D (received with NMA APP/25/00418)
	House Type 4.7 - Floor Plans Thrive HT.4.7.p D (received with NMA APP/25/00418)
	Garage - Single - Floor Plan and Elevations Thrive GAR.01.pe A
	Garage - Double - Floor Plan and Elevations Thrive GAR.02.1.pe A
	Garage - Twin - Floor Plan and Elevations Thrive GAR.02.2.pe A
	Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1001 P05
	Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1002 P05
	Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1003 P06
	Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1004 P05
	Specifications Terra Firma 2255-TFC-00-00-DR-L-1005 P05
	Landscape General Arrangement (site wide) Terra Firma

	<p>2255-TFC-00-00-DR-L-1006 P04</p> <p>Drainage Strategy Layout MJA 6430-MJA-SW-XX-DR-C-001 P14</p> <p>Survey Drawings 1-6, plus 'gas main, water main & perforated pipes' drawing (7 drawings in total) Encompass 6NN3A -</p> <p>Greenfield Plan MJA 6430-MJA-SW-XX-DR-C-005 P1</p> <p>Impermeable Areas MJA 6430-MJA-SW-XX-DR-C-006 P2</p> <p>Levels Layout MJA 6430-MJA-SW-XX-DR-C-002 P5</p> <p>Engineering Review and Vis Splays MJA 6430-MJA-SW-XX-DR-C-003 P6</p> <p>Refuse Tracking Layout MJA 6430-MJA-SW-XX-DR-C-500 P6</p> <p>Fire Appliance Tracking Layout MJA 6430-MJA-SW-XX-DR-C-501 P6</p> <p>SUV Car Tracking Layout MJA 6430-MJA-SW-XX-DR-C-502 P5</p> <p>Pump Station Tracking Layout MJA 6430-MJA-SW-XX-DR-C-503 P4</p> <p>Our Ref: APP/24/00612</p> <p>Potential Visitor Parking Tracking Plan MJA 6430-MJA-SW-XX-DR-C-504 P2</p> <p>The following documents have also been considered in the determination of this application:</p> <p>Application Form Pegasus Group 31.07.2024</p> <p>CIL Information Form Pegasus Group 15.11.2024</p> <p>Covering Letter Pegasus Group 31.07.2024</p> <p>Planning Statement (inc. Affordable Housing Statement) Pegasus Group P23-1017 3 July 2024</p> <p>Development Quality Standards Checklist Pegasus Group - - July 2024</p> <p>Statement of Community Involvement Pegasus Group P23-1017 2 July 2024</p> <p>Design and Access Statement Thrive BARG230421 A 22.07.2024</p> <p>Accommodation Schedule Thrive BARG230421 H 28.10.2024</p> <p>CIL Calculations Thrive BARG230421 B 11.11.2024</p>
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	<p>Heritage Statement SLR 425.065736.00001 3 24.07.2024</p> <p>Flood Risk Assessment and Drainage Strategy MJA SS/21/0433/6430 Rev. G</p> <p>updated 17/01/2025.</p> <p>Drainage Strategy Technical Note MJA SS/23/0157/6430 Rev. E 13.11.2024</p> <p>Surface Water Checklist MJA July 2024</p> <p>Stage 1 Road Safety Audit Traffic Management Consultants (via MJA) A 15.07.2024</p> <p>Ecology Mitigation & Enhancement Strategy (EMES) * Aluco November 2024</p> <p>Biodiversity Net Gain Metric Aluco - 25.07.2024</p> <p>Nitrogen Budget Plan Bargate Homes - - 24.07.2024</p> <p>Nitrogen Budget Calculator V3 submitted 14/01/2025</p> <p>Havant Occupancy Calculator submitted 14/01/2025</p> <p>Noise Impact Assessment 24 Acoustics R8907-4 5 26.07.2024</p> <p>Transport Technical Note (new document) i-Transport SJ/ITB12174-022</p> <p>15.11.2024</p> <p>Infiltration Testing Results Geo-Env GE20565/FG01/220111 11.01.2022</p> <p>Winter Monitoring Results Geo-Env GE20565 2021-2022</p> <p>Winter Groundwater Monitoring Letter Geo-Env GE20565/WP01/220401</p> <p>01.04.2022</p> <p>Borehole Prelim Information Letter Geo-Env GE20814/WP01/220429</p> <p>29.04.2022</p> <p>Borehole Ground Investigation Letter Geo-Env GE20814/WP02/220518</p> <p>18.05.2022</p> <p>Winter Monitoring Results (2 no. documents) Geo-Env GE21231 2022-2023</p> <p>Winter Monitoring and Swale/Basin Locations Geo-Env</p>
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	<p>GE21231/TM01/221014 14.10.2022</p> <p>Manor Farm Phase 2 NMA Covering Letter (received with NMA APP/25/00418)</p> <p>Manor Farm Phase 2 NMA Details 17/09/2025 (received with NMA APP/25/00418)</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
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Informatives:

1	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <ul style="list-style-type: none"> • Offering a pre-application advice service, and • Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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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.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk

3.	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.
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Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
23 September 2025

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.