

Mr Giles Martin,
BRiCS Development Southern
Unit 5 Mill Court
The Sawmills Durley,
Southampton,
Hampshire SO32 2EJ

Mr Michael Knappett,
BJC Planning
The Gallery, 3 South Street
Titchfield
Fareham,
Hampshire PO14 4DL

Approval of reserved matters
Notification of Decision: Approve with Conditions

Application Number: APP/25/00573

Site Address: Land west of, Hulbert Road, Havant

Proposal: Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. The outline application was not an environmental impact assessment application.

Further to your application received on 3 July 2025 which was valid from 3 July 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** 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	The development hereby permitted shall be begun before the expiration of two years from the date of this permission. Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2	The development hereby approved shall be constructed in accordance with the following plans: Approved Plans Bay Study – Cream Brick – Drawing No. 23.121.036 P2 Bay Study – Red Brick – Drawing No. 23 121.035 P2 Car Parking Spaces Tracking – Drawing No. 020.0923-006 Rev P03 Dimension Plan – Drawing No. 020.0923-0007 P03 Drainage Catchments – Drawing No. 020.5923.0505 Rev P04 Drainage Layout Sheet 1 – Drawing No. 020.5923.0502 Rev P05 Drainage Layout Sheet 2 – Drawing No. 020.5923.0503 Rev P04

Drainage Layout Sheet 3 – Drawing No. 020.5923.0504 Rev P05
 Exceedance Flow Routes – Drawing No. 020.5923.0506 Rev P01
 Extent of Adoption Plan – Drawing No. 020.0923-009 Rev P04
 Fire Strategy – Drawing No. 23.121.016 P8
 Fire Tender Tracking – Drawing No. 020.0923-004 Rev P010
 Forward Visibility Splays – Drawing No. 020.0923.0002 Rev P10
 House Type 1 – 2B3P – Drawing No. 23.121.020 P2
 House Type 2 – 2B4P – Drawing No. 23.121.021 P2
 House Type 5 – 3B5P – Drawing No. 23.121.024 P2
 House Type 6 – 4B6P – Drawing No. 23.121.025 P2
 House Type 8 – 2B3P – Drawing No. 23.121.027 P2
 House Type 9 – 2B4P – Drawing No. 23.121.028 P2
 House Type 10 – 3B4P – Drawing No. 23.121.029 P2
 House Type 11 – 3B5P – Drawing No. 23.121.030 P2
 House Type 12 – 4B6P – Drawing No. 23.121.031 P2
 House Type 13 – 3B4P – Drawing No. 23.121.032 P2
 House Type 14 – 4B6P – Drawing No. 23.121.033 P2
 House Type Plan – Drawing No. 23.121.012 P1
 Internal Road Tracking – Drawing No. 020.0923-0005 Rev P08
 Internal Visibility Splays – Drawing No. 020.0923-0001 Rev P10
 Landscape General Arrangement Plan – Drawing No. DD694L01 Rev H
 Levels Layout Sheet 1 – Drawing No. 020.5923.0701 Rev P05
 Levels Layout Sheet 2 – Drawing No. 020.5923.0702 Rev P06
 Levels Layout Sheet 3 – Drawing No. 020.5923.0703 Rev P05
 Maintenance of Woodland Tracking – Drawing No. 020.0923-0010 Rev P03
 Materials Plan – Drawing No. 23.121.014 P1
 Parking Strategy – Drawing No. 23.121.017 Rev P8
 Pedestrian Plan – Drawing No. 020.0923-0008 Rev P04
 Refuse & Cycle Strategy – Drawing No. 23.121.015 Rev P8
 Refuse Vehicle Tracking – Drawing No. 020.0923-0003 Rev P011
 Site Layout – Block Plan – Drawing No. 23.121.011 Rev P9
 Site Layout – Roof Plan – Drawing No. 23.121.010 Rev 10
 Site Location Plan – Drawing No. 23/121.001 P1
 Site Survey – Drawing No. 23.121.002 P1
 Street Scene – Drawing No. 23.121.018 Rev P3
 Sub Station – Drawing No. 23.121.040 P1
 Tenure Plan – Drawing No. 23.121.013 P1

Documents

Accommodation Schedule
 Application Form
 Arboricultural Implications Report, SJA Trees dated January 13.1.26
 CIL Forms 1 and 2
 Design & Access Statement dated June 2025 P3
 Drainage Technical Note, 020.5923.DTN.02
 Ecological Impact Assessment February 2026
 Energy Strategy 22/6/25
 Environmental Noise Impact Assessment, October 2025 – 7662/Rev5
 European Site Avoidance & Mitigation Checklist
 Full Travel Plan, June 2025
 Havant Occupancy Calculator
 Highways Response Note November 2025
 Part O Assessment
 Phase 1 Geoenvironmental Assessment Desk Top Study

	Planning Statement Reserved Matter Transport Assessment, June 2025 Reserved Matters Utilities Assessment 04/06/2025 001 Road Safety Audit – Designers Response – 23 December 2025 Second Deed of Variation dated 30th January 2026 to Nitrate Allocation Agreement Solent Nutrient Budget Calculator 13.01.26 Reason: - To ensure provision of a satisfactory development.
3	Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Ecological Impact Assessment (EcoSupport, February 2026). Reason: To protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.
4	The hard and soft landscaping for the development shall be carried out in full accordance with the approved Landscape General Arrangement Plan DD694L01 Rev H, except for all areas falling within the visibility splays identified on drawings 020.0923-0001 Rev P10 (Internal Visibility Splays), 020.0923-0002 Rev P10 (Forward Visibility Splays) and 020.0923-0008 Rev P04 (Pedestrian Plan). Landscaping within these visibility splay areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, under Condition 10 of this permission and shall thereafter be implemented in accordance with those approved details. The hard landscaping works shall be completed prior to the first occupation of the dwellings to which they relate, unless otherwise agreed in writing by the Local Planning Authority. The soft landscaping works shall be carried out in the first planting season following the completion of the relevant phase of development, unless otherwise agreed in writing by the Local Planning Authority. Any tree, shrub or planting forming part of the approved landscaping scheme which, within a period of five years from the date of planting, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next available planting season with another of similar size and species unless otherwise agreed in writing by the Local Planning Authority. - Reason: To ensure that the appearance of the development is satisfactory, to secure a high-quality landscape framework, and to ensure that visibility splays remain unobstructed in the interests of highway safety, in accordance with Policies CS11, CS16, CS20, DM8, DM11, DM12 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5	The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference January 2026 01b Ref. SJA air 25532-01a) and <i>British</i>

	<i>Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).</i> Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) (2011) and the National Planning Policy Framework.
6	Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays. Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
7	Any building services plant (including air source heat pumps) shall be designed and installed to ensure cumulative noise emissions do not exceed a level of 5 dB(A) below the lowest representative background sound level when assessed in accordance with BS 4142:2014+A1:2019 at 1 metre outside any habitable room window of a residential property. A compliance report shall be submitted to and approved by the Local Planning Authority prior to operation of the plant and shall thereafter be retained and maintained for the lifetime of the development. Reason: To prevent adverse noise impacts from building services plant on residential amenity and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8	The site shall be constructed in accordance with the dimensions shown on drawing 020.0923-0007 Rev P03 Dimension Plan. For the avoidance of doubt this includes: - o That the built layout for the frontage across dwelling numbers 94-97 provides a minimum footway width of 1.5m. - o That the width of the carriageway through the pinch point arrangements is 3m. - o That the cycle path width is 3m and unless otherwise shown the footway width is no less than 2m. Reason: In the interests of highway safety and having due regard to policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
9	Access to the maintenance areas shown on drawing 020.0923- 0010 Rev P03 shall be made available only for vehicles no bigger than those listed below in order to ensure safe and suitable use of the access arrangements. - o 7.210 m long and 2.192m wide or - o 6.528m long and 2.5m wide.

	Reason: In the interests of highway safety and having due regard to policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10	PRECOMMENCEMENT Prior to the commencement of development, full details of the landscaping within and immediately adjoining all visibility splays shown on drawings 020.0923-0001 Rev P10 (Internal Visibility Splays), 020.0923-0002 Rev P10 (Forward Visibility Splays) and 020.0923-0008 Rev P04 (Pedestrian Plan) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The submitted details shall demonstrate that the visibility splays for all users are kept free from obstruction, and that no planting or other structure within the splays will exceed a height of 0.6 metres above the adjacent carriageway, and no tree canopy will overhang below 2.0 metres above the adjacent carriageway or footway. The visibility splays shall thereafter be kept permanently free from obstruction between 0.6 metres and 2.0 metres above the adjacent carriageway level, and the approved landscaping within those areas shall be implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of highway safety and having due regard to Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
11	Prior to the commencement of development, a scheme setting out the measures to control on-carriageway parking across the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The scheme shall include: (a) details of the proposed parking control measures; and (b) the trigger points for their implementation within both the adopted and private areas of the site. The approved scheme shall thereafter be implemented in accordance with the agreed triggers and retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the safe and efficient operation of the highway and in the interests of highway safety, in accordance with Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
12	Prior to the commencement of development, evidence demonstrating the vehicle speeds entering the site, together with any mitigation measures required to ensure that the design speed of the internal layout is achieved, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The development shall thereafter be carried out in full accordance with the approved details. Reason: In the interests of providing a safe and suitable access and ensuring the internal road layout operates as designed, having due regard to Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

13	Prior to the commencement of development, full details of the following highway-related matters shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority: - The final drainage strategy, insofar as it relates to the site access, its interaction with the adopted highway drainage network, and the safe operation of the internal road layout. - The final ground-levels plan, insofar as it relates to the site access, its relationship with the adopted highway, and gradients necessary to ensure the safe and suitable functioning of the internal layout. - The final materials plan for all adoptable or highway-adjacent areas, including the marking of parking bays where required to support safe operation and to ensure compliance with any parking-control measures implemented on the site. The development shall thereafter be carried out in full accordance with the approved details, and the approved measures shall be implemented prior to the occupation of any dwelling served by the relevant part of the road network, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the development provides safe and suitable access and highway arrangements, and to secure appropriate drainage, levels and materials within adoptable or highway-related areas, in accordance with Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
14	Prior to commencement of development, a detailed Materials Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The plan shall include: - The final specification and extent of all hard-surfacing materials within the site; - Details confirming that no sett paving or other non-standard materials will be used within any part of the adoptable highway or in locations where they may migrate onto the adoptable highway; - Full construction details for self-binding gravel or similar surfacing in private areas, including edging, thresholds and measures to prevent material migration onto footways, cycleways or the carriageway; and - Details of all interface points between private surfacing and adoptable surfacing. Prior to occupation the development shall thereafter be carried out in full accordance with the approved details and retained as such for the lifetime of the development. Reason: To ensure materials do not compromise the safety, appearance or maintenance of the highway network, in accordance with Policies CS16, CS20, DM11, DM12 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
15	PRIOR TO Prior to the construction of the maintenance access arrangements, details of the location of any gates to be installed shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Prior to occupation, the gates shall thereafter be installed in accordance with the approved details and thereafter retained and maintained. Reason: In the interests of highway safety and having due regard to Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

16	Prior to the installation of any electric vehicle (EV) charging facilities located outside the curtilage of an individual dwelling, details of the location of each charging unit shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The charging units shall thereafter be installed in accordance with the approved details. Reason: To ensure that such infrastructure does not obstruct the use of any marked parking provision, footway, cycleway or carriageway, and having due regard to Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
17	Prior to the first occupation of the development, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall identify: · the areas within the site that are to be offered for highway adoption; · the areas that are to be managed and maintained by a site management company; and · the areas that are to be transferred as part of individual plots for private ownership. The development shall thereafter be managed and maintained in accordance with the approved plan, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of highway safety and having due regard to Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
18	Prior to the first occupation of the development, all roads, footways and cycleways to be provided on the site, whether to be adopted or otherwise, shall be constructed to nationally recognised design and construction standards and completed to serve the dwellings they provide access to. A verification report, prepared by a suitably qualified engineer, confirming that all unadopted roads, footways and cycleways have been constructed in accordance with nationally recognised design and construction standards, shall be submitted to the Local Planning Authority on completion of the final road surface or prior to occupation, whichever is sooner. The report shall include: • the construction details of the works carried out; and • the professional qualifications of the person providing the verification. Reason: In the interests of highway safety and having due regard to Policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
19	The car parking spaces, parking courts, access aisles and turning areas shown on the approved plans shall be retained thereafter for the parking and manoeuvring of vehicles and shall not be used for any other purpose, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that adequate on-site parking and turning facilities are retained in the interests of highway safety and the amenity of future occupiers, in accordance with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
20	Prior to the first occupation of the development, the noise mitigation measures outlined in the approved acoustic report [Sound Advice Acoustics

	Ltd. report reference SA – 7662/Rev5, October 2025] shall be fully implemented. These measures shall include, but not be limited to: · Installation of glazing with minimum acoustic performance specifications as detailed in the report. · Provision of acoustically treated ventilators to ensure adequate ventilation without compromising internal noise levels. The mitigation scheme shall be designed to ensure that internal noise levels within habitable rooms do not exceed the criteria set out in BS8233:2014 and WHO Guidelines for Community Noise. The approved measures shall be retained and maintained thereafter for the lifetime of the development. Reason: to protect the amenity of future residents and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
21	Prior to the occupation of any dwelling, the acoustic bund and acoustic fence shown on the approved plans shall be fully constructed in accordance with the geotechnical details submitted pursuant to Condition 13 of outline planning permission APP/20/00441 and in full accordance with the specifications set out in the approved Environmental Noise Impact Assessment (Sound Advice Acoustics Ltd., Ref: SA-7662/Rev5). A verification report confirming: 1. that the bund and fence have been installed in full compliance with the geotechnical submissions certified by National Highways under Condition 13 of APP/20/00441; and 2. that the constructed bund and fence accord with the approved Environmental Noise Impact Assessment; shall be submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways, prior to the occupation of any dwelling. The acoustic bund and fence shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that the acoustic mitigation required to protect future occupiers from noise associated with the A3(M) is fully implemented, verified, and retained, in accordance with Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, and to ensure no adverse impact on the Strategic Road Network.
22	The visitor cycle parking shown on the approved plans shall be provided so that it is covered and secure. The visitor cycle parking shall be installed prior to first occupation of the development and thereafter retained and kept available for its intended purpose at all times. Reason: To ensure the provision of appropriate, secure and weather-protected cycle parking for visitors in the interests of promoting sustainable travel having due regard to Policy DM13 and the National Planning Policy Framework.

Informatives:

1	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: 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, In this instance: You were updated about issues after the initial site visit.
2	Southern Gas Network Informative Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess. The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. 1. No mechanical excavation is allowed within 3 metres either side of pipeline. 2. No plant or storage of equipment shall be made within any easement strip. 3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required. 4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7). 5. No thrust boring shall take place within 3 meters of the pipeline. 6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'. 7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed. 8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN. 9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN. 10. Intrusive construction methods will require an agreed method statement prior to work starting. 11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and

	occurrences. You will be informed when these come into effect and be invoiced direct. 12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline. Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works. Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.

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.

Steve Weaver

Steve Weaver
Development Manager

Havant Borough Council
18 March 2026

**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 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 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.