Havant BOROUGH COUNCIL

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The Town and Country Planning (Development Management Procedure) (England) Order 2015
Notification of Decision: Approve with Conditions

Application Number: APP/25/00639
Site Address: Proposed Development site (former Electricity Board site), Bartons Road, Havant
Proposal: Erection of 90 dwellings with associated landscaping, parking and improved access.

Further to your application received on 12 August 2025 which was valid from 16 September 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 must be begun not later than three years beginning with the date of this permission. **Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 6087-1100-RevA Proposed Block Plan 6087-1110-RevJ Net Developable Area 6087-1120-RevC

	Boundary and Dwelling Material Layout 6087-1150-RevD Illustrative Site Layout 6087-SK005 RevB Landscape Plan 2445 (08) 01 01 P12 Apartments Ground & First Floor Layout Plans 6087-1220-RevE Apartments Second & Third Floor Layout Plans 6087-1221-RevE Apartments Roof Plan 6087-1222-RevE Typical Apartment Layouts 6087-1223-RevC Apartment Elevations Sheet 1 of 2 6087-1350-RevD Apartment Elevations Sheet 2 of 2 6087-1351-RevD M2.3-Option 1-A 6087-1260-RevA M2.3-Option 2-A 6087-1261-RevA M3.11-Option 1-B 6087-1252-RevB M3.11-Option 2-B 6087-1253-RevB M3.12-Option 1-B 6087-1254-RevB M3.12-Option 2-B 6087-1255-RevB M3.13-Option 1-B 6087-1256-RevB M3.13-Option 2-B 6087-1257-RevB M4.12-Option 1-A 6087-1262-RevA M4.12-Option 2-A 6087-1263-RevA Proposed Sections 6087-1300-RevD Existing Sections 6087-1310-RevA **Other Documents** Air Quality Assessment RP01-24394-R2 Arboricultural Impact Assessment MW.2407.SSE.AIA Arboricultural Technical Note MW.2407.SSE.TN

	Archaeological Desk Based Assessment 794-PLN-HER-01820 V2 Biodiversity Net Gain R2724_BNG_c Design & Access Statement 6087 RevA Design & Access Statement Addendum 6087 RevA Ecological Appraisal R2724_PEA_e Energy & Sustainability Statement PA-ES-SB-BR-25-02 Flood Risk and Drainage Strategy 24-097-002-Rev A Flood Risk & Drainage Addendum 24-097-RPT-008 RevA Long Sections 24-097-023 Phase 1 Geo-Environmental Desk Study BRD4469-OR1-B Phase 2 Geo-Environmental SI BRD4469-OR2-C Soakage Investigation BRD4469-OR3-C Invertebrate Survey R2724_INV_a Lighting 143525-00097 - R1a Noise Impact Assessment RP02-24394-R5 Nutrient Calculator Solent Maritime V_03_01_3_110 lpd Havant Occupancy Calculator Dec 25 Planning Statement Aug-25 Statement of Community Involvement Transport Assessment Transport Assessment Addendum RSA Stage 1 - Designers Response Parking Technical Note Highways Layout _General Highways 24-097-007_Rev K Highways Layout_Refuse 24-097-008_Rev J

	Highways Layout_Fire 24-097-009_Rev H Highways Layout _Delivery Van 24-097-022_Rev B Highways Adoption Plan 24-097-015_Rev D Proposed Site Access 24-097-016_ Rev E Proposed Footway Widening 24-097-017_Rev C Proposed Site Access Swept Path 24-097-018 Rev B Proposed Bus Stop Improvements 24-097-006 Utilities Statement Reason: - To ensure provision of a satisfactory development.
3	Prior to the commencement of development, details of the proposed secondary access serving Havant and Waterlooville Football Club shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, but not be limited to, the design, layout, and specification of any height and width restriction measures to be installed. The secondary access shall be completed in full in accordance with the approved details prior to the first occupation of the development and shall be retained thereafter. **Reason**: To ensure that safe and suitable access to the site is provided, in the interests of highway safety, and to ensure that the proposed height and width restriction measures are appropriate for the intended use of the secondary access in accordance with Havant Local Plan Policies CS20 and CS16.
4	No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details. **Reason:** In the interests of amenity, to prevent flood risk and to ensure appropriate highway and footpath design having due regard to policies CS15, CS16, CS20 and DM11. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.
5	Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or 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. Only the materials so approved shall be used, in accordance with any terms of such approval. **Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6	Notwithstanding the submitted landscaping details, no development shall commence unless and until a detailed landscaping plan has been submitted to and approved in writing by the Local Planning Authority, The approved landscaping works shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. The plan shall take account of underground services and their protection. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted. **Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
7	No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining 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. **Reason:** To safeguard the amenities of the locality [and/or] occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011and the National Planning Policy Framework.
8	Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, roof alterations or outbuildings shall be constructed within the curtilages of the dwelling houses hereby permitted without the prior approval of the Local Planning Authority. **Reason:** In the interests of the character of the development and residential amenities having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
9	No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

	Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10	The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the relevant part of the development being first occupied and shall be retained thereafter for their intended purpose. **Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
11	No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification. **Reason:** In the interests of the amenities of the locality and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.
12	Prior to the occupation of the development hereby permitted a parking management scheme in relation to the management of match day traffic parking associated with the adjacent Havant and Waterlooville Football Club detailing how parking by match day traffic will be managed to prevent parking on the application site shall be submitted to and approved in writing by the Local Planning Authority. The parking management plan shall thereafter be operated on match days unless otherwise agreed in writing by the Local Planning Authority. **Reason:** In the interests of the amenities of the site and traffic management having due regard to policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.
13	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 incorporate low carbon and renewable technology. The statement shall detail how the development will follow an energy hierarchy, design out carbon and follow fabric first principles. As a minimum the development shall achieve a reduction in CO2 emissions of at least 31% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2022 Building Regulations. 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 Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of

	the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.
14	No development shall commence until a sustainability statement has been submitted to and approved in writing by the local planning authority outlining and showing in detail where the Electrical Vehicle Charging points for the development shall installed. The approved Charging Points shall be installed prior to the occupation of the development and retained and maintained at all times thereafter. **Reason:** In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.
15	A Biodiversity Gain Plan shall be prepared in accordance with Biodiversity Net Gain Statutory Metric (John Wenman, July 2025 amended January 2026) and must include: (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat; (2) the pre-development biodiversity value of the on-site habitat; (3) the post-development biodiversity value of the on-site habitat; (4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development; (5) any biodiversity credits purchased for the development; and (6) any such other matters as the Secretary of State may by regulations specify. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include: (7) a non-technical summary; (8) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

	(10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (11) the monitoring methodology and frequency in respect of the created or enhanced habitat. Notice in writing shall be given to the Council when the: (12) HMMP has been implemented; and (13) habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. **Reason:** To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.
16	Prior to the commencement of any development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate impacts to ecological features (sites, habitats and species) as detailed within the Preliminary Ecological Appraisal (John Wenman, July 2025). The CEMP shall include details of ecological avoidance and mitigation processes and those persons responsible for implementing them. **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 and the National Planning Policy Framework.
17	Construction Environmental Management Plan (Ecology) Prior to the commencement of any development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate impacts to ecological features (sites, habitats and species) as detailed within the Preliminary Ecological Appraisal (John Wenman, July 2025). The CEMP shall include details of ecological avoidance and mitigation processes and those persons responsible for implementing them. **Reason:** To protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18	The development hereby permitted shall not commence unless the Council has received evidence that the required nitrate mitigation capacity has been allocated to the development pursuant to the allocation agreement dated 31st July 2025 between (1) Albion Water Limited and (2) Stonebond Properties (Guildford) Limited. **Reason:** To accord with the Habitats Regulations Assessment / Appropriate Assessment, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, the Habitat Regulations and the National Planning Policy Framework.
19	Construction Environmental Management Plan (Health and Highway Matters) No development (including demolition) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include, but not be limited to, the following: a) Development contacts, roles and responsibilities b) An indicative programme for carrying out the works c) Parking of vehicles of site operatives and visitors d) A public communication strategy, including a complaints procedure e) Loading and unloading of plant and materials f) Storage of plant and materials used in constructing the development g) Security hoarding, including decorative displays where appropriate h) Wheel-washing facilities i) Measures to control dust and dirt emissions during construction j) Measures to control noise and vibration during construction k) A scheme for recycling and disposing of construction/demolition waste l) Construction working hours, which shall restrict all construction activities (including deliveries and the movement of construction vehicles) to: 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no construction activities on Sundays or Public Holidays Notes: The noise control element of the CEMP shall demonstrate that Best Practicable Means shall be implemented, guidance can be found in BS5228-1:2009 and the

	CIEH document 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016'. The dust-control element of the CEMP shall include a site-specific Dust Management Plan prepared in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024). **Reason:** To protect the amenity of residents living in the vicinity of the site having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
20	Prior to the commencement of any development within a 5m external buffer to plots 16-20 (as shown on Drawing no. 1110 rev D 31/07/2025, rev date 04/12/2025), an assessment of the presence, nature and extent of contamination shall be submitted to- and approved in writing by-the Local Planning Authority. The assessment shall account for the findings of prior site investigation reports, be undertaken by competent persons, and the findings be presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include; 1) Site investigation appropriate to the potentially contaminating landuse features formerly present in this region of the site; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting these plots, and to inform an appropriate assessment of the risks to future occupants. 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes; • appropriately considered remedial objectives, • an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and; • clearly defined proposals for mitigation of the identified risks. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority **Reason:** To ensure that the development does not contribute to, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework. The specified region of the site has not been included within the scope of investigations submitted in support of the application, and has previously hosted storage tanks, equipment and services

	which represent potentially contaminating landuse (&/or activity). Contamination could pose a risk to future occupiers of the affected plots.
21	Prior to the commencement of the development details of the following items must be agreed in writing with the Local Planning Authority in consultation with the Highway Authority: A. Street Lighting Design B. Drainage Strategy C. Final ground levels plan D. Final materials plan The above matters should be implemented in accordance with the approved plans and be implemented prior to the occupation of any dwellings of which are reliant on such part of the network for access. **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.
22	No development shall take place until a surface water drainage scheme based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water, Southern Water and the Local Lead Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied. Details of how the scheme shall be maintained and managed after completion. The drainage detail submitted to the Local Planning Authority shall: - Specify the responsibilities of each party for the implementation of the SuDS scheme. - Specify a timetable for implementation. - Provide a management and maintenance plan for the lifetime of the development. This shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. **Reason** - To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

23	No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme. The scheme shall also include: • details of how the scheme shall be maintained and managed after completion. • details of the sewage pipe work layout and specifications. **Reason** - This is in order to manage the quantity of foul sewage and protect water resources. In accordance with position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, The Environment Agency's approach to groundwater protection and the National Planning Policy Framework.
24	No development shall commence on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This shall include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages. **Reason**- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source and having due regard to policies CS11, CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
25	Prior to the commencement of development details of landscaping proposals in proximity to public apparatus shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The landscaping shall be carried out in accordance with the approved details. **Reason:** In order to protect public apparatus and having due regard to policies CS15, CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
26	Noise levels Prior to above-ground works, details of a scheme for protecting the proposed dwellings from external noise shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall ensure that upon completion of the development, the following noise criteria (as recommended in BS8233:2014 and WHO guidance) shall be met:

	i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A) iii. LAmax,F noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms iv. External amenity areas will achieve noise levels consistent with the guideline values set out in BS 8233:2014 v. Where boosted mechanical extract ventilation is necessary to assist with the control of overheating , noise from these systems while operational shall not normally exceed NR25 within bedrooms and NR30 within living rooms (the NR curves are described within Annex B of BS 8233:2014). A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. The assessment shall include representative sampling from a minimum of 5 dwellings exposed to the highest road traffic and commercial noise levels. This assessment shall be conducted with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running). Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme. **Reason:** To protect the amenity of future residents having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
27	Acoustic barriers Acoustic barriers and fencing shall be installed in accordance with Appendix 6 of the Cass Allen Noise Assessment Report reference: RP01-24394-R4' (dated 18th March 2026) prior to occupation of the development. Prior to their installation, details of the proposed acoustic barriers and close boarded fencing shall be submitted for the written approval of the Local Planning Authority. This shall include the materials, specification, dimensions and mass of the barriers and fencing, and elevation details at a scale of 1.50, 1.100 or as appropriate. The development shall then be carried out in strict accordance with the approved details, and the barriers and fence shall be maintained and retained at all times in perpetuity. **Reason:** to protect the amenity of future occupiers having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
28	Noise from building services plant

	The combined noise rating level (LAr,Tr) of plant and equipment shall not exceed 48dB LAeq, 1hr/ between the hours of 07.00hrs – 23.00 hrs and 37dB LAeq, 15 mins between the hours of 23.00hrs and 07.00hrs when measured in 'free-field' conditions at any height above ground and 1.0 m from the nearest noise sensitive property façade. A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. **Reason:** To protect the amenity of residents having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
29	Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. **Reason:** To ensure that the development does not contribute to, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021. The specified region of the site has not been included within the scope of investigations submitted in support of the application, and has previously hosted storage tanks, equipment and services which represent potentially contaminating landuse (&/or activity). Contamination could pose a risk to future occupiers of the affected plots.
30	Prior to the first occupation of the development, a site management plan will be submitted to and approved in writing by the local planning authority that identifies any areas within the site that will form part of any highway adoption, controlled by a site management company or transferred as part of plots for private ownership. The approved plan shall thereafter be implemented, 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.
31	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 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. **Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
32	At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity. **Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
33	The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference: MMW.2407.SSE.AIA) as amended by the Technical Note – Mark Wellby (March 2026) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations). **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 Core Strategy (2011) and the National Planning Policy Framework.
34	Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Preliminary Ecological Appraisal (John Wenman, December 2025), Biodiversity Net Gain Statutory Metric (John

	Wenman, July 2025 amended January 2026) and Biodiversity Net Gain Assessment report (John Wenman, December 2025). **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 Core Strategy March 2011.
35	External Lighting No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. External lighting shall be designed and installed in accordance with ILP Guidance Note 1 for the reduction of obtrusive light, 2021. **Reason:** To protect residents from light pollution having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
36	Prior to the installation of any air source heat pump (ASHP) or other external domestic building services plant, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS 4142:2014+A1:2019 and shall demonstrate that the rating level of noise emitted from the plant will not exceed the existing background sound level at any noise-sensitive receptor. Where the assessment identifies the need for mitigation, a scheme of works shall be submitted to and approved by the Local Planning Authority. All approved mitigation measures shall be installed prior to first operation of the plant and shall be permanently retained for the lifetime of the development **Reason:** in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
37	No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

	Reason - Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways and having due regard to policies CS11, CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Note: *Thus, it must be demonstrated that any proposed piling;* *a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.* *b. Nor any increased risk to drinking water supplies (including turbidity).* *c. Nor deterioration in the transmissivity of the aquifer*
38	If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences. **Reason** - To ensure that risks from land contamination to drinking water supplies are remediated having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core strategy) 2011 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 sought and were provided with pre-application advice, You were updated about issues after the initial site visit.

2	The applicant is advised of the following in relation to the Building Regulations submissions: Informative Note Building Control should be made aware that a closed window strategy is relied upon throughout the site to ensure that guideline internal noise levels are achieved, this should be considered regarding provision of purge ventilation for the purpose of controlling overheating.
3	The applicant is advised of Consultee response from Hampshire Fire and Rescue Service which can be viewed on the Councils website at the following address: Planning Application: APP/25/00639
4	The applicant is advised of the following consultation comments from Hampshire County Council as the Highway Authority: S278: The applicant should be aware that as the proposals include the formation of a new or altered access onto the highway, which will include works within the highway, these works will be required to be undertaken in accordance with standards laid down by, and under a Section 278 license agreement with, be submitted can the Highway Authority. Full details of how to apply and the required documents to be found via the link: https://www.hants.gov.uk/transport/developers/section-278. The granting of planning permission is independent of the license application, and it is strongly recommended the applicant understands the criteria to be met in order for a license to be granted. S38: As the proposed internal road network and primary street is to be offered for adoption, the applicant should enter into the S38 process with the Highway Authority at the earliest opportunity to finalise the detailed design matters associated with condition 1 to ensure that the proposed development and detailed design is agreed and constructed in accordance with adoptable design standards prior to first occupation.
5	The applicant is advised of the following comments received from Portsmouth Water: Portsmouth Water encourage local planning authorities to consider higher standards of water efficiency in new developments, with all new homes being built to a minimum standard of 100 litres per person per day. Planning policy can help to ensure long-term sustainability and management of water supplies, which

	is likely to reduce the need to take less water from the environment to protect local streams and rivers and the wildlife which rely on them. For developments that can demonstrate meeting high standards of water efficiency of no more than 100 litres per head per day, Portsmouth water offer an incentive of a 50% discount on the standard Infrastructure charge. Based on a development of 200 properties with an occupancy of 3 people per property, there will be a minimum saving of 15,000 litres per day. The guide would benefit covering the importance of water efficient developments and to recommend this for all new dwellings.
6	The applicant is advised of the following consultation comments received from Southern Water: Southern Water has no objection to the direct surface water connection into the surface sewer at a lower restricted rate than previously arranged. The developer will need to submit an S106 application and demonstrate that the proposal provides a betterment to the network. At present, Southern Water has capacity for 51 units. However, please note that a sewer connection cannot be refused on the grounds of capacity constraints. Under the Water Industry Act 1991, the statutory mechanism for delivering our duties is via a Section 106 (S106) application. This development will discharge into the Budds Farm Catchment, which is included in AMP 2025–2030. A budget of £7.66 million has been allocated for reinforcement works within this catchment, which is expected to positively impact this development and others connected to the Budds Farm Wastewater Treatment Works (WTW). Southern Water will continue to work collaboratively with the developer to align build-out rates with reinforcement planning, ensuring capacity improvements are delivered in a timely manner. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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.

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
28 May 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 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.