

For Applicant:

Hargreaves Properties Limited
C/o Agent B16 8SP

Harris Lamb
75-76 Francis Road Edgbaston
Birmingham B16 8SP

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

Application Number: APP/24/00777

Site Address: Land at Waterloo Park, Elettra Avenue, Waterlooville

Proposal: Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters.

Further to your application received on 23 September 2024, which was valid from 28 October 2024 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 2 years from the date of the approval of the last of the reserved matters to be approved. Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission. Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3	No development hereby permitted in any phase, except for site clearance, set up and remediation works, shall commence until plans and particulars specifying the

	detailed proposals for all of the following aspects of that phase [herein called "the reserved matters" and "other matters"] have been submitted to and approved in writing by the Local Planning Authority. (i) The reserved matters: (a) Appearance, to include external built form, architecture, materials, decoration, lighting, colour and texture; (b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, formation of banks or other earthworks, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels; and also the intended timing of completion of the landscaping works (c) Layout; (d) Scale, to include height, width and length of each building. (ii) Other matters: (e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels; (f) The manner of treatment of existing water courses and ditches; (g) Tree protection including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree; (h) The arrangements to be made for the future maintenance of landscaped and other open areas; (i) The alignment, height and materials of all walls and fences and other means of enclosure; (j) The provision to be made for the parking, turning, loading and unloading of service vehicles; (k) The provision to be made for the storage and removal of refuse from the premises; (l) The provision to be made for street lighting within the site; The development shall be implemented in full accordance with the approved details. Reason: To secure orderly development.
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4	Notwithstanding the provisions of any Town and Country Planning (Use Classes) Order, the development hereby approved shall not, when considered in conjunction with the development approved pursuant to APP/21/00399 (or any S73 variation thereof), result in more than 19,105 square metres of floorspace being created on the site, of which not more than 2,787 square metres shall be used for B8 trade counters and 4,334 square metres for uses falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 as amended. Reason: To prevent an overdevelopment of the site, in the interests of highway safety and in the interests of preserving the vitality and viability of Waterlooville Town Centre in accordance with policies DM13 and CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5	When considered in conjunction with the development approved pursuant to APP/21/00399 (or any S73 variation thereof), the total amount of floorspace that shall be used for Class E food retail use on the site shall be no more than 1,908 square metres. Reason: In the interests of the viability and vitality of Waterlooville town centre in particular and having due regard to policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6	Notwithstanding the provisions of The Town and Country Planning (Use Classes Order), the floorspace hereby permitted shall not at any time be used for any purpose within the scope of Class E (offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended), (except any Ancillary floorspace) without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any Town and Country Planning (General Permitted Development) Order. Reason: In the interests of highway safety and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
7	No development hereby permitted in any phase shall commence, apart from site clearance, set up and remediation works, until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include: a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment. b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

	c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753. e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision necessary to serve that phase of development in full accordance with such plans and particulars as are thus approved by the Authority. Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8	No development approved by this planning permission shall commence until such time as the following schemes have been submitted to, and approved in writing by, the Local Planning Authority in relation to any phase: i) Finished Floor Levels are set no lower than 34.77m Above Ordnance Datum, unless it can be clearly demonstrated with supporting evidence that the development would not be put at an increased risk of flooding. ii) Overland flooding in the southwest corner of the site shall be managed through the design and implementation of a swale feature, or a suitable alternative feature to be agreed with the Local Planning Authority in consultation with the Environment Agency, directing flood water to the previously constructed flood alleviation works. iii) Ensure that the development will not result in any loss of floodplain storage over the lifetime of the development. The schemes shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Reason: To reduce the risk of flooding to the proposed development and its future users and to prevent any loss of floodplain storage and ensure that the risk to off-site areas is not increased and having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
9	No development shall start on site in any phase until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the

	Local 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: The proposal has the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply. This condition is therefore necessary having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
10	No development shall commence in any phase until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. The development shall be carried out in accordance with the approved details. 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 in any phase including access onto Silverthorne Way (excluding site clearance, set up and remediation works) shall commence until details of the proposed access works with supporting construction management plan (to include lines, widths, levels, gradients, cross section, drainage and lighting) required for that phase have been submitted to and approved in writing by the Local Planning Authority. The phase of development shall not be occupied until the agreed access works have been implemented in accordance with the approved details. 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.
12	No development in any phase shall commence until the final details of the cycle improvement scheme to the south of McDonalds as shown indicatively on drawing number 19325-08 GA3- Rev P have been submitted to and approved in writing by the Local Planning Authority. No development in any phase shall be occupied until the agreed cycle improvement scheme has been implemented in accordance with the approved details. Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

13	Unless otherwise agreed in writing with the Local Planning Authority, before the commencement of the development in any phase, written documentary evidence demonstrating that the development will achieve at minimum a level of 'Very Good' against the Building Research Establishment Environmental Assessment Method (BREEAM) Standard, in the form of a design stage assessment, shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.
14	A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Metric (Harris Lamb, September 2024) 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. Reason: In the interest of securing biodiversity net gain (BNG) and having regard to the BNG hierarchy and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990. This decision is subject to a deemed pre-commencement BNG condition requiring a Biodiversity Gain Plan as required by legislation.
15	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: (1) a non-technical summary; (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

	(3) 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; (4) 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 (5) the monitoring methodology and frequency in respect of the created or enhanced habitat. Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990. This is a pre-commencement condition as it relates to the deemed BNG condition requiring a Biodiversity Gain Plan as required by legislation and therefore goes to the heart of the permission.
16	Notice in writing shall be given to the Council in all of the following circumstances: (a) When the Habitat Management and Monitoring Plan has been implemented; and (b) When the habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan have been completed; and (c) A letter of conformity of establishment of habitat creation and enhancement works shall be submitted to the Council to verify that the habitat creation and enhancement works set out in the approved Habitat Management and Monitoring Plan have been established prior to the occupation of any phase of the development. Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
17	The created and/or enhanced habitat specified in the approved Habitat Management and Monitoring Plan shall be managed and maintained in accordance with the approved Habitat Management and Monitoring Plan. Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

18	Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan. Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
19	Prior to the commencement of development activities, an Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, and compensation measures as detailed in the Ecological Impact Assessment (Harris Lamb, September 2024) unless otherwise agreed in writing by the Local Planning Authority. It shall include, but not necessarily be restricted to: full details of all measures to avoid and mitigate the potential impacts of development on ecological receptors (including artificial lighting); full details of all proposed on- and off site ecological compensation and enhancement measures including location, area, composition, establishment and ongoing management, monitoring, and roles and responsibilities. Reason: To provide ecological protection and enhancement 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.
20	Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings in any phase. The submitted details shall include maintenance schedules for each drainage feature type and ownership. Thereafter, the surface water drainage shall be maintained in accordance with the maintenance arrangements thus approved. Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is maintained to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
21	Prior to the occupation of any phase of the development, the offsite pedestrian and cycle improvements as indicatively shown on drawing number 23520-1 shall be implemented and operational at all times unless otherwise first agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

22	The development hereby permitted in any phase shall not be occupied until details of the parking allocation, including EV and cycle parking, for each building/unit have been submitted to and agreed in writing with the Local Planning Authority. The spaces shall be surfaced and marked out and allocated in accordance with the approved details prior to the bringing into use of the building/unit. Such areas shall thereafter be retained and used solely for those purposes. Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
23	With respect to the development in any phase, equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation for commercial sales, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the approved equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use of the relevant building in any phase. The development shall be carried out in accordance with the approved details. Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
24	No development hereby permitted in any phase shall be occupied until details of external plant and equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include acoustic performance. The equipment shall be installed prior to the use of the building(s) commencing, and shall thereafter be maintained and operated only in accordance with the approved details. Reason: To protect the amenity of occupiers of nearby properties is protected and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
25	Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the development in any phase, written documentary evidence proving that the development has achieved at minimum a level of 'Very Good' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to, and approved in writing by the Local Planning Authority. Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.

26	The implementation of the approved landscaping shall be completed in full accordance with the timing provisions approved under Condition 3 (i)(b). Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season. Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
27	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved. Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).
28	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 24018-HNW-ZZ-ZZ-DR-A-1000-P01 Proposed Site Plan - Site Access & Egress 24018-HNW-ZZ-ZZ-DR-A-2101-P03 Preliminary Arboricultural Assessment (Barrell) September 2024 Tree Protection Plan (Barrell) – 15217-4 Ecological Impact Assessment (Harris Lamb) September 2024 Biodiversity Net Gain Metric (Harris Lamb) September 2024 Flood Risk Assessment & Drainage Strategy (BP Civils) D2263/FRA1.1 June 2024 as supplemented by Technical Notes dated 04/12/2024 & 15/04/2025 Transport Assessment (DTA) SKP/23520-01 Rev B dated 19th September 2024 Framework Travel Plan (DTA) SKP/23520-02 dated 19th September 2024

	Retail Impact Assessment (MWA) July 2024 Sequential Test Report (Harris Lamb) September 2024 Planning Statement (Harris Lamb) September 2024 Design and Access Statement (HNW Architects) 24018-HNW-XX XX-RP-A-0500 September 2024 Phase One Environmental Desk Study Report (Subadra) June 2024 Air Quality Assessment (Stantec) October 2024 Reason: - To ensure provision of a satisfactory development.
29	No development hereby permitted shall commence until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The development of the site shall be carried out in accordance with the approved phasing plan. Any amendment to the approved phasing programme as phases are subsequently divided, subdivided or amalgamated must be first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Reason: To ensure a co-ordinated form of development in which interdependent elements of the overall development are planned for and timetabled. It also allows flexibility by means of updating of these phases and timetabling as detailed plans of the site emerge. This is important in delivering a high quality development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 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
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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.
4.	You must consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Before any felling of trees, tree surgery, or ground clearance commences, a thorough external inspection of the tree should be undertaken. If any protected species are identified during the inspection, you should refer to Natural England's Protected Species Standing and seek the advice of a qualified ecologist in how to proceed. Details are available via the main enquiry line 0300 060 3900 or at: https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications Disturbance to nesting birds during the months between April and September should be avoided. The following factors increase the probability of trees being used by roosting bats: - Located in ancient woodland or parkland - Large trees with complex growth form - Species that typically form cavities, such as beech, willow or ash - Visible damage caused by rot, wind, woodpeckers, lightning strike etc. - Loose bark providing cavities If nesting birds or bat roosts have been disturbed (and therefore a breach of the above-mentioned legislation has taken place), you should report the matter to the Police immediately, as a wildlife crime may have been committed.

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
23 June 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.