

Portsmouth Water
PO Box 8
West Street
Havant

Chris Lyons, SLR Consulting
Mountbatten House
Grosvenor Square
Southampton
SO15 2JU

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Notification of Decision: Approve with Conditions

Application Number: APP/21/00601

Site Address: Land north of Solent Road (adjacent to Bosmere Medical Centre) Havant

Proposal: Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.

Further to your application received on 20 May 2021, which was valid from 21 August 2023, 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: Plans: Site Location Plan Drawing No. 23002-TP-001 Rev A Site Plan as Existing Drawing No. 23002-TP-002 Rev A Site Plan as Proposed Drawing No. 23002-TP-003 Rev M

	Office Floor Plans Drawing No. 23002-TP-006 Rev A Office Roof Plan Drawing No. 23002-TP-007 Rev A Office Elevations Drawing No. 23002-TP-008 Rev A Site Sections Drawing No. 23002-TP-009 Rev A Office Building Finishes Drawing No. 23002-TP-011 Rev A Proposed Landscaping Plan Drawing No. 23002-TP-015 Rev A Bird and Bat Box Location Plan ECO3 Rev A Swept Path Analysis - Articulated Vehicle (16.5m) Drawing No. J32 5257-AT-A01 Swept Path Analysis - Rigid Truck Drawing No. J32-5257-AT-A02 Swept Path Analysis Refuse Vehicle - Existing Arrangement - J32-5257 AT-A25 Swept Path Analysis Refuse Vehicle - Proposed Arrangement J32-5257 AT-A24 Rev A Swept Path Analysis - Right Turn In Refuse Vehicle - Existing and Proposed Arrangement J32-5257-AT-A26 Proposed Shared Footway/Cycleway & Crossing Solent Road Drawing No. J32-5257-PS-016 Rev D Proposed Vehicle Access and Cycle Improvement Scheme Drawing No. ITB200083-GA-001 Rev C Cycle Visibility at Brockhampton Lane / Solent Road Junction J32-5257 SK002 Rev A Cycle Visibility at Site Access J32-5257-SK001 Rev A Documents: Design and Access Statement Cornish Architects Revised March 2023 Technical Note Transport Assessment Addendum Mode Transport Planning Job No. J325257 dated 21.12.2023 Staff Travel Plan Mode Transport Planning December 2023 Project No: J325257 Version V2.2 dated 21.12.2023 Flood Risk Assessment and Drainage Strategy Ardent Consulting Engineers Report Ref 191925-R01 October 2023
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	Hydrology Review v4.0 Ecology Addendum Ecology Solutions Ltd Ref: 11527 September 2023 Ecology Assessment Ecology Solutions Ltd 11527.EcoAs.vf June 2023 Information specific to a Habitats Regulations Assessment pursuant to Regulation 63 of The Conservation of Habitats and Species Regulations 2017 Ecology Solutions 11527.IHRA.vf June 2023 Tri Mo Trimotherm - Trimotherm Technical Specification Air Quality Assessment TRC Project No. 538174.0000.0000 May 2023 Noise Impact Assessment TRC Project No. 538174.0001.0000 June 2023 BREEAM Pre-assessment Report Cudd Bentley Consulting Doc. Ref: 6549-CBC-EC-RP-S-002-P06 Rev 6 Rev. date 23/03/2023 Energy & Sustainability Statement Cudd Bentley Consulting Doc. Ref: 6549-CBC-IC-RP-S-001-P04 Rev 004 Rev. date 11/07/2024 Transport Assessment Mode Transport Planning 230410 J325257 V2.0 April 2023 Additional Highways Statement i-Transport LLP Ref: TW/BB/ITB200083 003B TN dated 13th January 2025 Highways Statement i-Transport LLP Ref: TW/BB/ITB200083-002A TN dated 29th July 2024 External Impact Lighting Assessment Cudd Bentley Consulting Document Ref: 6549-CBC-OR-RP-E-001 Rev P01 22nd March 2023 Delivery Noise Management Plan TRC February 2022 470892.0000.0000 (insofar as this relates to the current proposals) External Finishes Materials Sample Board uploaded 9th June 2025 Archaeological Evaluation Report L-P Archaeology Doc Ref: LP3704L AER-v1.3 August 2021 Archaeological Desk Based Assessment L-P Archaeology Doc Ref: LP3704L-BDA-v1.0 Heritage Statement L-P Archaeology Doc Ref: LP3704L-HS-v1.4 (insofar as this relates to the current proposals) Arboricultural Baseline Report & Impact Assessment SLR Consulting Limited 3 June 2025 Rev 03 Flood Alleviation Completion Report Ardent Consulting Engineers Ref: 191922-01 June 2021
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	Construction Environmental Management Plan Chancerygate (insofar as this relates to the current proposals) Phase 1/11 Geo-Environmental Assessment Delta-Simonds Project No. 19-1058.01 March 2021(insofar as this relates to the current proposals) Planning Statement Tetra Tech Job No. 784-A114230 Rev 3 dated 10/05/21(insofar as this relates to the current proposals) SLR Amendments Cover Letter dated 21 June 2023 Also Considered in the Determination of this Application: Biodiversity Net Gain Assessment Ecology Solutions 11527. BNG report of August 2023 Biodiversity Net Gain Spreadsheet 16th August 2023 Reason: - To ensure provision of a satisfactory development.
3	Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, no part of the Portsmouth Water Headquarters Building on the land shall be used at any time for any purpose not falling wholly within the scope of Use Class E(g) (i) Offices to carry out any operational or administrative functions in the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended. Reason: To accord with the terms of the application and to ensure that the proposed development has an acceptable impact on surrounding residential and health care premises having due regard to policies CS16, DM10 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
4	Construction Environmental Management Plan Prior to the commencement of the development including any site clearance a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The following should be added to any CEMP submitted and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction: The plan shall include, but not be limited to: - Procedures for maintaining good public relations including complaint management, public consultation and liaison and site management contact details; - Arrangements for liaison with the Council's Pollution Control Team; - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and

	at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority; d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site shall only take place between the following hours: 09:00 Hours and 16:00 Hours on Mondays to Fridays and 09:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays; e. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria; f. Procedures for emergency deviation of the agreed working hours; g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors; h. Control measures for dust and other air-borne pollutants. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times; i. No bonfires to take place on the site at any time; j. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented; k. Details of proposed measures to be incorporated in order to minimise any potential impacts on the adjacent health related uses during the construction period. The development shall thereafter be carried out in accordance with the approved details. Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5	No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include: a. A programme of and phasing of demolition (if any) and construction work; b. The provision of long-term facilities for contractor parking; c. The arrangements for deliveries associated with all construction works; d. Methods and phasing of construction works; e. Access and egress for plant and machinery; f. Protection of pedestrian routes during construction; g. Location of temporary site buildings, compounds, construction material, and plant storage areas; h. Details of the methodology for ensuring dirt is not transferred onto the highway from the site which shall comprise a packaged drive through wheel wash facility and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

	Demolition and construction work shall only take place in accordance with the approved method statement. Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety and having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6	No development shall start 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 should 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 Havant & Bedhampton Springs and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
7	Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the local planning authority following the submission of full details. The development shall be carried out in accordance with the approved details. Reason: To ensure that any proposed Piling or deep foundation using penetrative methods does not harm either groundwater resources or the amenity of nearby residents, in line with paragraphs 187 and 198 of the National Planning Policy Framework, Position statement N8 of the ?The Environment Agency's approach to groundwater protection, and policies CS16(6) & DM10 of the Havant Borough Local Plan (Core Strategy) 2011. Note/Informative If piling is to be undertaken on this site, the least intrusive noise and vibration method of piling shall be employed at this site which is still capable of meeting the primary objectives of minimising short-term turbidity within the principal aquifer, or any long-term change in the degree of continuity between perched & deeper groundwater bodies. When seeking written consent, the application should be supported by an options appraisal and method statement which includes a reasoned justification for selecting a particular piling method, and which outlines any proposed mitigation methods to be employed to ensure that potential adverse effects (on groundwater, or upon local amenity) are minimised. It is expected that any submission under condition [7. Piling] will be decided by the Local Planning Authority following consultation with The Environment Agency, Portsmouth Water and Environmental Health.

8	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 the Environment Agency and 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 the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
9	During the construction period a watching brief shall be implemented for dissolution features/solution features. Both foundations and drainage excavation shall be inspected for the solution feature presence. The risk of dissolution shall be mitigated appropriately (e.g. stand-off zones and/or ground treatment). Reason: In order to mitigate potential impacts on ground water having due regard to policy DM10 of Havant Borough Local Plan and the National Planning Policy Framework.
10	Prior to the commencement of development, details of the bund construction and their effectiveness in the prevention of pollution, having regard to the potential for lateral mitigation into adjacent ponds, shall be submitted to and approved in writing by the Local Planning Authority. Any improvements required to prevent pollution shall be included in the details. The development shall thereafter be carried out and thereafter maintained in accordance with the approved details. Reason: To protect the quality of water having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
11	The development hereby permitted shall not commence unless and until full details of the Surface Water Drainage Scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority, the Environment Agency, Portsmouth Water and Southern Water. The Surface Water Drainage shall be based on the information previously submitted, sustainable drainage principles and a comprehensive assessment of the hydrogeological context of the development. The scheme shall thereafter be implemented in accordance with the approved details before the building is first occupied.

	Reason: To ensure that the development is suitably drained, for the avoidance of flood risk and to reduce the risk of groundwater pollution having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Note: The drainage scheme design will be required to take account of the location of any solution features present in order to avoid and mitigate risks.
12	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 use of the building hereby approved. The submitted details shall include; a. Maintenance schedules for each drainage feature type and ownership. b. Details of protection measures. The development shall thereafter be maintained in accordance with the approved details. Reason: In the interests of ensuring the long term maintenance and protection of the surface water drainage system in the interests of avoiding flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
13	No development shall commence unless and until the following details of the proposed Surface Water SuDS scheme have been submitted to and approved in writing by the Local Planning Authority: - Specifications of the responsibilities of each party for the implementation of the SuDS scheme. Specifications of a timetable for implementation. This should 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. The SuDS scheme shall thereafter be provided, managed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the satisfactory provision, management and maintenance of the SuDS scheme to ensure that the development is satisfactorily drained to avoid flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
14	No development shall commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency, Portsmouth Water and Southern Water. The scheme shall be implemented in accordance with the timetable agreed and other details 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: In order to ensure that the foul water is appropriately drained in the interests of preventing flood risk, to manage the quantity of foul sewage and protect the Havant and Bedhampton Springs Source Protection Zone 1 in the development area having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

	Framework. In accordance with Protect groundwater and prevent groundwater pollution 2024, the applicant must use the highest specification pipework and designs to minimise leakage.
15	The development hereby permitted must not be commenced until such time as a scheme to ensure protection and maintenance of the newly constructed flood bund and flood storage areas has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the schemes timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding, and to reduce the risk of flooding to the proposed development and future users. Environment Agency Note: Works within the red line boundary to remove a culvert in the Hermitage Stream to the north of the development, construct a flood bund and flood storage have already been completed, with details included in the application document Flood Alleviation Completion Report. These works were carried out to reduce of the risk of flooding to the development and therefore it is important that they are maintained for the lifetime of the development.
16	The approved lines of site splays on drawings ITB200083-GA-001 Rev C, J32-5257-012 Rev A and J32-5257-005 Rev E shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway. Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
17	Heavy Goods Vehicle use should be secured to occur outside of the operational hours of the office only and be restricted office use only. Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
18	The proposed gates into the Portsmouth Water Offices are to remain open during the operational hours of the development. Reason: In the interest of Highway Safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
19	In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met: i) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to national recognised design construction standards and completed prior to occupation. ii) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to the nationally recognised design construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation. The report shall include the relevant construction details that the

	roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification. Reason: To ensure that the development is provided to an appropriate standard having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
20	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 development being first brought into use and shall be retained thereafter for their intended purpose. Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
21	The development hereby permitted shall only be carried out in accordance with the Arboricultural Baseline Report & Impact Assessment including Arboricultural Impact Assessment (Reference: SLR Project No.: 402.064821.00002 3 June 2025 Rev: 03) 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.
22	A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights to include advance nursery stock where possible, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season. Reason: In the interests of the character and appearance of the area, and to safeguard the health of existing trees which represent an important amenity feature in accordance with policies CS11, CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.
23	Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures as detailed in the Ecology Addendum and Plan (Ecology Solutions, Ltd Ref: 11527 September 2023), Ecological Assessment (Ecology Solutions, Ltd 11527.EcoAs.vf June 2023), Habitats Regulations Assessment (Ecology Solutions, 11527.IHRA.vf June 2023) and Biodiversity Net Gain Assessment and Calculations (Ecology

	Solutions, August 2023) unless otherwise agreed in writing by the Local Planning Authority. 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, Policy CS 11 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework
24	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 the character and appearance of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
25	Noise from plant and equipment If the eastern side of the proposed office block is leased out in the future, and requires additional air moving plant and equipment to be installed, an additional acoustic assessment to show that the rating level of any plant and / or equipment, fixed or mobile, for use as part of their unit, will be at least 5 dB below the existing background levels, which must be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have been established at nearest residential receptors, in the TRC Noise Impact Assessment report dated June 2023. Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
26	The car parking hereby permitted shall not be brought into use unless and until 20% of the parking spaces are provided with Electric Vehicle (EV) charging points. The EV charging points shall thereafter be maintained in working order. Reason: To ensure that sustainable parking is provided having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
27	Notwithstanding the submitted details the development hereby permitted shall not be brought into use unless and until revised details of short and long stay cycle parking provision has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided prior to the first use of the building and thereafter maintained. Reason: In the interests of sustainable transport provision and having due regard to Havant Borough Council Parking SPD 2016, policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

28	Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
29	Within 6 months of any phase of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum '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 the Local Planning Authority for its approval. Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
30	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 hard surfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hard surfacing 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
31	Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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.
32	No part of the development shall be first brought into use unless and 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 occupiers/users of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
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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	<u>External Lighting:</u> It would appear from the submitted External Impact Lighting assessment dated March 2023, that there should be limited, if any, impact on neighbouring properties. However if complaints should happen to arise after completion, advising of light spill / nuisance impacting on residential receptors, this will be investigated under the relevant nuisance legislation, & the developer / applicant may thereafter be required to carry out any remedial measures necessary to mitigate the problem.

Other Important Information:

1.	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
2.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
3.	Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or

	conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
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Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
25 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.