Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9244 6019

www.havant.gov.uk

Miss Jade Burgham
Atlantic House, 114 Kingston Crescent,
Portsmouth, Hampshire, GB, PO2 8AL

For Applicant:
Amclo Developments Ltd

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/26/00369
Site Address: The Swan, Jessie Road, Havant, PO9 3TH
Proposal: Discharge of conditions 14,15,17 and 18 of Planning Permission APP/23/00588 (28.06.24).

Havant Borough Council as Local Planning Authority has made the following decision relating to your request to discharge conditions 14, 17 & 18:

Conditions:

14	A scheme of hard and soft landscaping, including boundary treatment and details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, to include at least three heavy standard trees (12-14cm girth at 1.5m above ground level), shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation 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:** To ensure a satisfactory appearance and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant (Core Strategy) 2011 and the National Planning Policy Framework	Fully Discharged	22/07/2026

	Details Submitted: Proposed Hard and Soft Landscaping Plan 17.2292.109 P1		

Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

17	Prior to the use of the public house car park hereby approved details of the wall to replace the bollards as shown on the Proposed Site Layout plan drawing number 17.2292.100 rev P24 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be erected prior to the use of the approved public house car park and thereafter retained and maintained. **Reason:** In the interests of health and safety for the patrons of the public house having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. **Details Submitted:** Proposed Hard and Soft Landscaping Plan 17.2292.109 P1	Fully Discharged	22/07/2026

Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

18	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	Fully Discharged	22/07/2026

	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. **Details Submitted:** As Built Water Efficiency Calculations Houses 1 – 3		

Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

PLEASE NOTE THAT PART B OF CONDITION 18 IS A COMPLIANCE CONDITION. THIS APPROVAL THEREFORE ONLY RELATES TO PART A.

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.	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
22 July 2026