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Our Ref: APP/13/00804  
Direct Line: (023) 023 9244 6513  
Ask For: Mrs D Haywood  
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21 April 2021

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**Town and Country Planning (Development Management Procedure) (England) Order 2015  
Discharge of Conditions Application**

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**Application Number:** APP/13/00804

**Site Address:** Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

**Description:** Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7, 9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6 (31.07.20). Request to Discharge Conditions 3, 4, 8, 14, 16, 17 (25.08.20). Request to Discharge Condition 15 (02.09.20). Request to discharge condition 31 (06.11.20). Request to partially Discharge Condition 11 (30.11.2020). Request to discharge condition No. 9 (16.02.2021). Request to discharge condition No. 31 (Phase 2B) (08.03.2021). Request to discharge condition No. 25 (Phase 2B & 3 (Residential Phase 1A & 2)) (08.03.2021).

This decision relates to your request to discharge conditions which was valid from 08/03/2021.

**Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/13/00804.**

The conditions in respect of which information has been submitted are:

**Details submitted:****Condition 9: Residential Phase 2**

No development hereby permitted shall be commenced on each phase until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

**Details submitted:**

Soft Landscaping Proposals Sheet 1 LIN22888 11Rev B  
Soft Landscaping Proposals Sheet 2 LIN22888 11Rev E  
Soft Landscaping Proposals Sheet 3 LIN22888 11Rev B  
Soft Landscaping Proposals Sheet 4 LIN22888 11Rev B  
Soft Landscaping Proposals Sheet 5 LIN22888 11Rev B  
Soft Landscaping Specification LIN22888

**Condition 25:- Phase 2B & 3 (Residential Phase 1B & 2)**

The development hereby permitted shall not commence until a phasing plan for off site highway works has been submitted to and approved in writing by the Local Planning Authority. The off site highway works shall be completed in full accordance with such plans, particulars and programme as are thus approved in writing by the Authority.

**Reason:** To ensure that the required highway improvements are provided and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

**Details submitted:**

Phasing Plan for off-site highway works SNPL409253

**Condition 31: Phase 2B (Residential Phase 1B)**

No development shall commence until further details of the footpath and cycleway connections including detailed plans and specifications of the alignment, finished, street furniture and programme of delivery have been submitted to and approved in writing by the Local Planning Authority. The footpath and cycleway connections shall be provided in accordance with the approved details and delivery programme.

**Reason:** To ensure appropriate provision and having due regard to policy CS16 of the Havant Borough Local Plan and the national Planning Policy Framework.

**Details submitted:**

Engineering Layout Sheet 1 of 3 17-110-2208-G  
Engineering Layout Sheet 2 of 3 17-110-2209-F  
Engineering Layout Sheet 3 of 3 17-110-2210/G  
Sheet 1 of 3 17-110-2211D  
Sheet 2 of 3 17-110-2212C  
Sheet 3 of 3 17-110-2213B

**Reasons for approval**

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.

- (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 6573.
- (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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

**Simon Jenkins**

Simon Jenkins  
Director of Regeneration and Place  
Date: 21 April 2021