

Mr H Jackson
Vistry Homes
1A Guildford Business Park
Guildford Business Road Park
Guildford
GU2 8XG

Our Ref: APP/13/00804
Direct Line: (023) 9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
12 November 2020

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

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).

This decision relates to your request to discharge conditions which was valid from 02/09/2020.

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 PHASE 2

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

Condition 7:

Construction of the dwellings hereby permitted shall not commence on each phase until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

RESIDENTIAL PHASE 2

Cover letter dated 21.07.20

External Materials Schedule

Materials List 2018.11.20 LHS236 No Rev

Materials 2668-C-1010-A Feb 2018

Phase 2 Facing Materials Plan 2740-C-1008-F Rev B

Bricks – Atherstone Red and – Kinghurst Multi

Tiles - Marley Rivendale Fibre Cement Slate Blue Black, Redland Duoplain Rustic Red and Redland Plain Antique Red

Cream render

Knapped Chalk Flint

Condition 15:

The development hereby permitted shall not commence on each phase until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

RESIDENTIAL PHASE 2

Plans (1-4) SSE Enterprise Street Lighting Layout drawings

SSE251853-LD-001-A

SSE251853-LD-002-A

SSE251853-LD-003-A

SSE251853-LD-004-

Condition 16:

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority and Southern Water. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm (with an allowance for climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Those details shall include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
4. A written summary of the drainage strategy, including supporting calculations.

Reason: To ensure adequate surface water drainage in accordance with policies CS16 and CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

RESIDENTIAL PHASE 2

S104 Adoption Drainage Plan

192931-051C1

Catchment Area Plan	192931-052C1
Adoptable Drainage Construction Details	192931-055C1
S104 Manhole Schedule Sheet 1	192931-061C1
S104 Manhole Schedule Sheet 2	192931-062C1
S104 Manhole Schedule Sheet 3	192931-063C1
Plot Drainage Sheet 1	192931-081
Plot Drainage Sheet 2	192931-082
Plot Drainage Sheet 3	192931-083
Plot Drainage Sheet 4	192931-084
Plot Drainage Sheet 5	192931-085
Plot Drainage Details Sheet 1	192931-086
Plot Drainage Details Sheet 1	192931-087
Drainage Strategy & Management Plan Part 1	192931-001
Drainage Strategy & Management Plan Part 2	192931-002
Woodcroft Lane Lovedean 2 30 100yr - SW Network	Rev10/08/20
Woodcroft Lane Lovedean 2 30 100yr - SW Network	Rev29/07/20
Woodcroft Lane Lovedean 100yr + 30cc - SW Network	Rev10/08/20
Woodcroft Lane Lovedean 100yr + 30cc - SW Network	Rev29/08/20
Woodcroft Lane Lovedean FW Network	
Technical Note dated 6 October 2020	

Condition 17:

No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority and Southern Water. No dwelling or building within that phase shall be occupied until completion of the implementation of its drainage provision 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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan, and National Planning Policy Framework, March 2012.

Details submitted:

RESIDENTIAL PHASE 2

Plot Drainage Sheet 1	192931-081	C1
Plot Drainage Sheet 2	192931-082	C1
Plot Drainage Sheet 3	192931-083	C1
Plot Drainage Sheet 4	192931-084	C1
Plot Drainage Sheet 5	192931-085	C1
Plot Drainage Details Sheet 1	192931-086	C1
Plot Drainage Details Sheet 2	192931-087	C1
Off-site Drainage Surface and Foul Water Provision General Layout	GTWCFARM/DR/10	Q
Drainage Strategy & Management Plan Part 1	192931-002	No Rev
Drainage Strategy & Management Plan Part 2	192931-002	No Rev

17-110-2005 Highway & drainage long section Sheet 1 of 4
17-110-2006 Highway & drainage long section Sheet 2 of 4
17-110-2007 Highway & drainage long section Sheet 3 of 4
17-110-2008 Highway & drainage long section Sheet 4 of 4
17-110-2009 Phase 1a Surface water manhole schedules
17-110-2011 Phase 1A Private drainage construction details
17-110-2012 Adoptable drainage construction details
17-110-2013 Private construction details
17-110-2014 Highway construction details
17-110-2001 Phase 1a Engineering Layout Sheet 1 of 2
17-110-2002 Phase 1a Engineering Layout Sheet 2 of 2
Drainage Strategy Rev C
17-110-2208 Rev G Engineering Layout Sheet 1 of 3
17-110-2209 Rev F Engineering Layout Sheet 2 of 3
17-110-2210 Rev G Engineering Layout Sheet 3 of 3
17-110-2215 – 2223 inclusive Rev A Longitudinal Sections
17-110-2227 Rev C S38 Adoption plan
Southern Water correspondence ref: Plan 032073

Technical Note dated 6 October 2020

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: 12 November 2020