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Our Ref: APP/13/00804
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15 March 2019

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

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).

This decision relates to your request to discharge conditions which was valid from 03/04/2018.

The following conditions are part discharged; the details are APPROVED in so far as they relate to Phase 2A of the development:

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:

Cover Letter dated 29 March 2018

Schedule of External Materials updated September 2018

Brick - Atherstone Red and Kinghurst Multi Stock

Tile - Marley Rivendale Fibre Cement Slate in Blue/Black and Redland Plain Tile in Antique Red

Render - Cement Based Render in Cream

Example Elevations - 2668-C-1011-A

Materials Masterplan - 2668-C-1005-F

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:

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
Phase 1A Drainage Condition Note dated February 2019
Maintenance Strategy
Drainage Strategy April 2018
Flood Risk Assessment July 2013

- (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

