



10 APR 2012

Savills Planning and Regeneration
Mr J Steele
2 Charlotte Place
Southampton
SO14 0TB

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Case No: 10/02862/OUT
W Ref No: W19499/01
Grid Ref: 467540 109522

Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided. (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Newlands Phase 1 Hambledon Road Denmead Hampshire

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In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority hereby GRANT permission for the above development(s) in accordance with the plans and particulars submitted with your application received on 5 November 2010 and subject to compliance with the following conditions:-

Conditions as listed relate to the approved outline element of the hybrid application. All Conditions listed under the outline heading exclude the approved detailed phase 1 application. Any reference to 'reserved matters application' or 'reserved matters area' does not therefore include Phase 1. The relevant Conditions for the detailed phase 1 application are listed under the 'Phase 1 Specific' Conditions.

1 The first application for approval of reserved matters shall be made to the local planning authority before the expiration of five years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than fifteen years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be begun before the expiration of five years from that date of approval of the first of the reserved matters to be approved

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Design and Access Statement (November 2010), the Master Plan Design Document (November 2010), the Planning Statement (November 2010), the Environmental Statement and supporting Appendices and Appendix (November 2010), and the Sustainability and Energy Statements (October 2010). Each reserved matters application shall be accompanied by a statement of conformity to the Environmental Statement and a statement of compliance with the energy and sustainability statements.

Reason: To define the scope of this permission

4 No development shall take place, other than for the approved phase 1, until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Design Code shall be substantially in accordance with the principles of development approved in the Master Plan Design Document (November 2010). Each subsequent reserved matters application for development should be accompanied by a written statement which sets out how that proposal has complied with the principles set out in the Design Code.

Reason: To ensure satisfactory comprehensive development and proper planning of the area

5 Upon approval of 750 and 1500 dwellings or such other numbers as may be agreed in writing by the local planning authority, the developer shall submit a review of the following documents;

- Design code
- Sustainability and energy statement

The submitted review shall be agreed in writing by the local planning authority.

Reason: To take full account of changing circumstances and technologies and to ensure the satisfactory comprehensive development and proper planning of the area.

6 No development hereby permitted shall commence in a reserved matters area until plans and particulars specifying the detailed proposals for all of the following aspects of the same [herein called 'the reserved matters' and the 'other matters'] have been submitted to and approved in writing by the Local Planning Authority for that reserved matters application. Thereafter the development hereby approved shall be carried out in accordance with the approved details.

For each reserved matters application the applicant shall include plans and particulars that demonstrate how the reserved matters area relates to the Phased Area Strategy as defined in the S106.

- (i) The reserved matters:
 - (a) The layout, siting and scale of all buildings and structures;
 - (b) The design and external appearance of all buildings and structures (including details of the colour and texture of external materials to be used);
 - (c) Details of means of access, including the layout, construction and sight lines;
 - (d) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels, treatment of retained areas of landscaping/vegetation including woodland, hedgerows, scrub and grassland. 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 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 the approved timing provisions. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.
- ii) Other matters:
 - (a) The layout of the development including the positions and widths of roads, cycle ways, bridleways and footpaths and routes to countryside, including horizontal

cross sections and longitudinal sections and details of any associated infrastructure;

- (b) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
- (c) Access facilities for the disabled;
- (d) The layout, depth and capacity of all foul sewers and surface drainage including SUDS and their means of disposal; and details of any other proposed ancillary drainage works/plant (e.g. pumping stations);
- (e) An accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (f) Details of ecological mitigation measures (informed by up – to – date ecological surveys and assessment, the details of which shall be submitted to and approved by the Local Planning Authority) required for each reserved matters application, including both ecological works directly related to that reserved matters area and any works associated with that development area but outside of the boundary of that area. Ecological mitigation measures should be in accordance with measures set out within the approved Environmental Statement.
- (g) Details for the provision to be made for ecological information interpretation boards
- (h) The alignment, height and materials of all walls and fences and other means of enclosure including acoustic barriers;
- (i) Hard surfacing proposals including surfacing materials;
- (j) The provision to be made for the parking, turning, loading and unloading of vehicles and cycle parking;
- (k) The provision to be made for the storage and removal of refuse from the premises;
- (l) The provision to be made for street lighting;
- (m) The provision to be made for external lighting;
- (n) The location, height and appearance of any chimney(s), flues and vents.
- (o) details of play and sports equipment

Development shall be carried out in accordance with the approved details which shall be fully implemented for each reserved matters area unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the approved development is constructed and finished to a satisfactory standard.

7 Prior to the commencement of development within any reserved matters area (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of that reserved matters area shall be submitted to and approved by the Local Planning Authority. That scheme shall conform to current guidance and best practice as set out in BS10175:2001. Investigation of potentially contaminated sites – code of practice and contaminated land reports 7 to 11 or other supplementary guidance and include the following phases unless identified as unnecessary by the preceding stage and agreed in writing, by the Local Planning Authority:

- a A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study and previous investigations;
- b A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future maintenance and monitoring. Such schemes shall include nomination of a suitably qualified person to oversee the implementation of the works.

The development must not be carried out other than in accordance with the agreed details. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8 Prior to the occupation of any reserve matters area hereby permitted written verification produced by the suitably qualified person appointed under the provision of condition 7b shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 7b has been fully implemented unless varied with the written consent of the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

9 Development shall cease within the relevant reserved matters area if, during any stage of the works, potential contamination is encountered which has not been previously identified within that area, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to and approved in writing by the local planning authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

10 No development or any site preparation which has any effect on disturbing or altering the level or composition of the land in the areas identified through the Environmental Statement, shall take place in any reserved matters area until the applicant, or their agents or successors in title, has undertaken a programme of archaeological works for that reserved matters area in accordance with the written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To safeguard the potential archaeological interest of the site.

11 No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

- i. construction traffic routes in the local area
- ii. parking and turning of operative, construction and visitor vehicles
- iii. loading and unloading of plant and materials
- iv. piling techniques
- v. storage of plant and materials
- vi. programme of works (including measures for traffic management)
- vii. all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
- viii. provision of boundary hoarding and lighting including construction lighting
- ix. protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
- x. details of proposed means of dust suppression and noise mitigation
- xi. Measures to protect the listed building as necessary
- xii. details of measure to be taken to prevent mud from vehicles leaving the site during construction
- xiii. measures to prevent pollution of the watercourse during construction
- xiv. the handling and management of construction waste
- xv. details of surface water runoff.
- Xvi Construction lighting.

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

12 Details of the provision of the proposed River Wallington Nature Reserve (RWNR) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency

The scheme shall include the following;

- (i) a minimum 25m natural buffer zone either side of the River Wallington

- (ii) a minimum 15m natural buffer zone along the southern side of Old Park Farm Stream
- (iii) details demonstrating how the River Wallington and Old Park Farm Stream will be protected during development,
- (iv) Design calculations, together with indicative long – sections and cross sections to show that the restored channel will be stable and able to safely convey the 1 in 1000 year return period flood.
- (v) Full details of channel design, including appropriate bed material, inclusion of natural features including pools, riffles and backwaters.
- (vi) Full details of ecological landscaping along the river corridor, this should be in keeping with described approach within the Environmental Statement.
- (vii) details of any footpaths, lighting, fencing, planting and habitat creation

The scheme shall be implemented in accordance with the programme of implementation as shown within the agreed Section 106 for the RWNR.

Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development that encroaches on the watercourse does not adversely impact on the ecological value and to ensure that the restored river channel is appropriate in terms of flood prevention, amenity and ecology.

13 Prior to the commencement of construction of any bridge(s) proposed on site associated with the River Wallington [excluding temporary crossings] details of the design shall be submitted to and approved in writing by the Local Planning Authority. All permanent bridges over the River Wallington shall be of a clear-span design. A scheme for the provision and management of any required otter pass to be included under the new bridge structure shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the bridge(s) and management of any required otter pass shall be constructed as set out in the approved scheme. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reasons: To ensure that flood flows are conveyed safely on site and that the risk of blockages under the bridge is minimised and to ensure that the development does not adversely impact on a European protected species.

14 Prior to any work commencing on site where an existing public sewer is located, the developer must advise the Local Planning Authority in consultation with Southern Water of the measures which will be undertaken to protect public sewers.

Reason: To ensure that the existing public sewers are not damaged during construction.

15 Roads and footways for each reserved matters application shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land within that reserved matters area shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

16 No relevant phase of the development hereby permitted shall commence until a scheme for protecting proposed dwellings and their gardens from noise from the London Road has been submitted to and approved in writing by the local planning authority. Those dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: to safeguard the amenity of occupiers.

17 Unless otherwise agreed in writing by the local planning authority the southern access road shall not be brought into use until a scheme for protecting the dwellings and gardens of The Gables, The Lodge at Woodside House and Marrelswood Gardens from noise from the Southern access road has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the local planning authority.

Reason: to safeguard the amenity of occupiers.

18 Prior to the commencement of each reserved matters area a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme for each reserved matters area shall be implemented prior to the completion of each reserved matters area and thereafter managed and maintained in accordance with the approved Phased Area Strategy. Information regarding the design storm period and intensity, the method employed to delay and control the surface water discharge from the site shall be included in the scheme.

The drainage scheme for each reserved matters area shall be designed in accordance with the principles set out in "Proposed Outline SUDS Strategy Statement" by Mayer Brown dated October 2010 submitted in support of the planning application.

Where the drainage scheme relies on drainage features outside of the reserved matters area boundary these must be completed to a point where that particular reserved matters area can be serviced. No reserved matters area shall be allowed to discharge runoff un-attenuated and untreated into receiving watercourses reliant on future reserved matters areas downstream for attenuation and treatment.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

19 Details of buffer planting for the cemetery prior to commencement of the cemetery shall be submitted to and improved in writing by the Local Planning Authority

Reason: To safeguard the amenity for residents of the Hospice.

Full planning application for PHASE 1, engineering operations and associated infrastructure.

The Conditions as listed specifically relate to requirements of the approved detailed phase 1 element of the hybrid application. None of the Conditions listed in this section will apply to future reserved matters applications for the outline approval.

FULL 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

FULL 2 Prior to commencement of any residential unit a schedule of landscaping, (except for that area covered in condition Full 09), showing the distribution and species, the planting hereby approved, design of street furniture, the finished levels in relation to existing levels, treatment of retained areas of landscaping/vegetation including woodland, hedgerows, scrub and grassland and timing provisions for completion of the implementation of all such landscaping works shall be submitted to the Local Planning Authority for approval. This scheme should include details of the area to be covered by the construction compound. The implementation of all such approved landscaping shall be completed in full accordance with the approved timing provisions. Any tree or shrub planted as part of the approved landscaping scheme which dies becomes diseased, is damaged or defective or is otherwise removed within 5 years of planting shall be replaced with another of the same species and size during the first available planting season;

Reason: To ensure that the landscaping for phase 1 is provided in an appropriate manner in the interests of the visual amenities of the area.

FULL 3 Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority. The CEMP will include details as listed within Condition 11 of the Outline Conditions.

Reason: To protect the ecological and landscape interest of the site, and to protect the amenities of the occupiers of nearby properties during the construction phase.

FULL 4 Development shall be carried out in accordance with the ecological mitigation and enhancement measures set out in the Phase 1 Biodiversity report (Biodiversity by Design, November 2010) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the interests of protected species are not adversely impacted on by the development.

FULL 5 Prior to installation of any interpretation boards, details of the interpretation boards to be installed (in line with the measure set out within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning

Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the interpretation boards are appropriate to the local environment.

FULL 6 Prior to commencement details of the sustainable urban drainage designs and a scheme of implementation shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the SUDS design is appropriate to the ecology and the future biodiversity interest of the site.

FULL 7 Prior to any works of clearance or construction on site details of the height and spread of the proposed spoil heap shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance.

FULL 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment

FULL 9 Prior to occupation of any residential unit of development details of the landscaping to be provided adjacent to the temporary footpath through the integration land to Maurepas Way including timing provisions shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: To ensure that satisfactory integration is achieved through the provision of a link between the new development and Waterlooville Town Centre.

FULL 10 Prior to the occupation of any residential unit details of the temporary play facilities including any landscaping to be provided for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the facility retained and maintained until such time as the permanent play facilities within phase 2 Town Park are available for use, unless an alternative time scale or phase is agreed with the Local Planning Authority.

Reason: To ensure that adequate play facilities are available for the occupants of phase 1.

FULL 11 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate on – site parking and turning facilities are made available.

FULL 12 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety.

FULL 13 The cycle parking hereby permitted shall be retained and kept available for the parking of cycles at all times.

Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety.

FULL 14 Prior to installation of lighting for Phase 1 details of the style and type of lighting shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved lighting details.

Reason: To ensure adequate lighting details for the proposed development.

FULL 15 The dwellings for Phase 1 shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued certifying that Code Level 4 has been achieved Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate provision has been made for energy efficiency measures which adhere to the energy and sustainability statements as approved.

FULL 16 Prior to commencement of any residential unit details and samples of the materials to be used in the construction of the external surfaces of the dwellings, walls and hard surfaced areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

FULL 17 Prior to the commencement of development a scheme to deal with the risks associated with contamination of that area shall be submitted to and approved by the Local Planning Authority. That scheme shall conform to current guidance and best practice as set out in BS10175:2001. Investigation of potentially contaminated sites – code of practice and contaminated land reports 7 to 11 or other supplementary

guidance and include the following phases unless identified as unnecessary by the preceding stage and agreed in writing, by the Local Planning Authority:

- a A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study and previous investigations;
- b A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future maintenance and monitoring. Such schemes shall include nomination of a suitably qualified person to oversee the implementation of the works.

The development must not be carried out other than in accordance with the agreed details. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

FULL 18 Prior to the occupation of any dwellings hereby permitted written verification produced by the suitably qualified person appointed under the provision of condition 17b shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 17b has been fully implemented unless varied with the written consent of the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

FULL 19 Development shall cease if, during any stage of the works, potential contamination is encountered which has not been previously identified within that area, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to and approved in writing by the local planning authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

FULL 20 Notwithstanding the submitted plans no photovoltaic or solar panels shall be installed on the front roof slopes of the following plots; 1, 10 – 20, 35 – 42, 58 – 61, 72 and 90 – 93 without the prior written approval of the local planning authority.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

FULL 21 Prior to the commencement of any residential unit, details of the boundary treatments fronting the mews lanes shall be submitted to and agreed in writing by the

Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

FULL 22 Prior to the occupation of any residential unit, details of the artwork to be provided within Phase 1 as shown on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The artwork shall be installed prior to the occupation of the final residential unit on this phase.

Reason: To ensure that the development presents a satisfactory appearance and in the interests of the visual amenities of the area.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Wallington, designated a 'main river'. Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Under the terms of Section 23 of the Land Drainage Act 1991, the prior written consent of the Environment Agency is required for the erection of any flow control structures, culverting or diversion of ordinary watercourses, including streams, land drains and ditches. Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 23 of the Land Drainage Act 1991. The Environment Agency resists culverting on nature conservation and other grounds and consent for such works will not normally be granted except for access crossings.

During construction, no materials shall be burnt on site in order to protect the amenities of the occupiers of nearby properties during the construction phase.

A programme for the suppression of dust during the construction/demolition of the development shall be implemented and employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority, in order to protect the amenities of the occupiers of nearby properties during the construction phase.

For the purposes of conditions for the outline 06, 07, 10, 11, 16, 18 and for Phase 1 conditions Full 03, Full 06, Full 017, the expression commence, commenced or commencement shall be deemed to exclude the following operations:

- (a) demolition
- (b) site clearance
- (c) site inspection
- (d) site surveys
- (e) testing
- (f) sampling
- (g) soil investigations and assessment of contamination
- (h) tree surgery tree protection works and / or woodland management
- (i) ecological surveys and mitigation
- (j) archaeological investigation
- (k) the erection of fencing or hoardings for site security and display of advertisements
- (l) diversion and laying of services trial holes pegging out.
- (m) lime stabilisation works.

The application site falls partly within the jurisdiction of Havant Borough Council (HBC) and partly within the jurisdiction of Winchester City Council (WCC). The current policy context therefore comprises the following documents:

National Planning Policy Framework.

South East Plan 2009.

- CC1 – Sustainable development.
- CC2 – Climate Change
- CC4 – Sustainable Design and Construction.
- CC6 – Sustainable Communities and Character of the Environment.
- CC8 – Green Infrastructure.
- NRM2 – Water Quality
- NRM4 – Sustainable Flood Risk Management
- NRM5 – Conservation and Improvement of Biodiversity
- NRM7 – Woodlands
- NRM9 – Air Quality
- NRM 11 – Energy Efficiency/Renewables
- NRM12 – Combined Heat and Power
- NRM13 – Regional Renewable Energy Targets
- H3 – Affordable Housing
- H4 – Type and Size of New Housing.
- H5 – Housing Design and Density
- C5 – Managing the Rural – Urban Fringe.
- C6 – Countryside Access and Rights of Way Management.
- S1 – Supporting Healthy Communities
- T4 – Parking
- T5 – Travel Plans and Advice
- W2 – Sustainable Design, Construction and Demolition.
- W6 – Recycling and Composting.

Saved policies of the Winchester District Local Plan (Review 2006)

The main policy in respect of the MDA is;

Chapter 12 Major Development Area
MDA.1 West of Waterlooville

Other policies which are material in determining this application include:

Chapter 3 Design and Development Principles
DP.1 Planning Applications Supporting and Explanatory Information
DP.3 General Design Criteria
DP.4 Landscape and the Built Environment
DP.5 Design of Amenity Open Space
DP.9 Infrastructure for New Development
DP.10 Pollution Generating Development
DP.11 Unneighbourly Uses
DP.13 Contaminated Land

Chapter 4 Countryside and Natural Environment
CE.9 Site of Importance for Nature Conservation
CE.10 Other sites of Nature Conservation Interest
CE.11 New and enhanced sites of Nature Conservation Value
CE.17 Re-use of non-residential buildings in the countryside

Chapter 5 Historic Environment
HE.1 Important Archaeological sites
HE.2 Archaeological Assessments
HE14 Alterations to Historic Buildings
HE17 Re – use and conversion of rural and industrial buildings.

Chapter 6 Housing
H.1 Provision for Housing Development
H.5 Affordable Housing
H7 Housing Mix and Density

Chapter 9 Recreation and Tourism
RT.4 Recreational Space for New Housing Development
RT.9 Recreational Routes

Chapter 10 Transport
T.1 Development Location
T.2 Development Access
T.3 Development Layout
T.4 Parking standards
T.5 Off Site Transportation Contributions
T.6 Integrated Transport Infrastructure
T.11 Road Schemes

The Council considers, having regard to the objectives of these policies and the guidance set out in the National Planning Policy Framework, that the principle of the development is acceptable in this case and also that the impact of the development is acceptable in terms of:

- a) whether the proposed location and mix of land uses would assist the aim of creating a sustainable development and sustainable community including a choice of high quality homes;
- (b) whether the application provides sufficient details to ensure that the design and layout of the proposed development will create a coherent and connected series of neighbourhoods each with a distinctive character which respects the wider context (good design);
- (c) whether the proposed development would conserve or avoid causing significant harm to the natural or historic environment and whether any potentially negative environmental impacts are identified and satisfactorily mitigated including meeting the challenge of climate change;
- (d) whether the proposed highways, access and parking arrangements would cause an unacceptable level of traffic and reduction in highway safety and whether the proposals provide adequate access to local services and public transport (sustainable transport);
- (e) whether the proposed development would provide a satisfactory level of physical, social and transport infrastructure to meet the needs of the development and to promote healthy communities and to ensure that it is fully integrated with the surrounding area.

Having taken into account the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, and all other material considerations, the Council has determined that planning permission should be granted for the development.

This permission is subject to compliance with:

- (i) The following plans and other documents:

Documents

- Application Fee (£157,655)
- Application Form
- Design and Access Statement
- Masterplan Design Document
- Design Code
- Planning Statement
- Affordable Housing Statement (appended to Planning Statement)
- Environmental Impact Assessment – including:
 - Transport Assessment
 - Flood Risk Assessment
 - Employment Study
 - Lighting Assessment
 - Heritage Assessment

- Biodiversity Report
 - Illustrative Photomontage
 - Parking Strategy
 - Air Quality Assessment
 - Noise and Vibration Assessment
 - Tree Survey
- Biodiversity Survey and Report (Phase 1)
 Biodiversity Checklist
 SuDS Strategy Document
 Statement of Community Involvement
 Phase1 and Site wide Sustainability Statement and Energy Statement
 Arboriculture Impact Assessment

Comprehensive Response Documents (Submitted 1 March 2012)

Layout showing the sensitive areas of PV panels
 Response to Sarah Warris, HCC Ecology
 Response to ATLAS Detailed Phase 1 Comments
 Employment Table A & B
 Reviewed Residential Travel Plan
 Reviewed Employment Travel Plan
 Additional Plan showing the phasing of Town park
 Additional sections across the Crescent and Broad Street
 Further details regarding the Geotechnical Report
 Design Code Compliance Schedule

Plans

Adam Architecture Plans;

DWG:5485/A/01 – A location plan.
 DWG:5485/A/02 – A Plot layout plan.
 DWG:5485/A/03 – A unit mix types plan
 DWG:5485/A/04 – A Housing tenure and lifetime homes plan
 DWG:5485/A/05 – A storey height plan
 DWG:5485/A/06 – A Floor slab levels plan
 DWG:5485/A/07 – A roof plan
 DWG:5485/A/08 – A street elevations
 DWG:5485/A/09 – A street elevations – 2
 DWG:5485/A/10 street elevations – 3
 DWG:5485/A/11 street elevations – 4
 RA/5485/12 Rev A house plans - 1
 RA/5485/13 Rev A house plans - 2
 RA/5485.14 Rev A house plans - 3
 RA/5485/15 Rev A house plans - 4
 RA/5485/16 Rev A house plans – 5
 RA/5485/17 Rev A house plans – 6
 RA/5485/18 house plans – 7
 RA/5485/19 house plans – 8
 RA/5485/20 house plans – 9

RA/5485/21 house plans – 10
 RA/5485/22 Rev A house plans – 11
 RA/5485/23 Rev A house plans – 12 ancillary buildings
 5485 – A – 24 Rev A plot 1 flats (affordable).
 5485 – A – 25 plot 32 flats
 5485 – A – 26 Rev A plot 50 flats (affordable)
 5485 – A – 27 Rev A plot 51 flats (affordable)
 5485 – A – 28 plot 58 flats
 5485 – A – 29 Rev A plot 72 flats (affordable)
 5485 – A – 30 plot 109 flats
 5485 – A – 31 Rev A plot 138 flats (affordable)
 5485 – A – 32 Rev A plot 139 flats (affordable)
 5485 – A – 33 Rev A building matrix
 5485 – A – 34 architectural details 1
 5485 – A – 35 architectural details 2
 5485 – A – 36 architectural details 3
 5485 – A – 37 architectural details 4
 5485 – A – 38 Rev A architectural details 5
 5485 – A – 39 architectural details 6
 5485 – A – 40 misc. details and conservatories and garden sheds.
 DWG:5485/A/41 – A refuse and cycle stores and parking – 1
 DWG:5485/A/42 – A refuse and cycle stores and parking – 2
 DWG:5485/A/43 – A refuse and cycle stores and parking – 3
 DWG:5485/A/44 – A refuse and cycle stores and parking – 4
 DWG:5485/A/45 – A perspective sketch massing
 DWG:5485/A/46 – A perspective sketch – mews lanes
 DWG:5485/A/47 Landscape and SuDS overlay

Fabrik Plans

D1821L.200 – Rev B – Detailed hard and soft landscaping general arrangement 1 of 4.
 D1821L201 – Rev C – Detailed hard and soft landscaping general arrangement 2 of 4.
 D1821L202 – Rev B – Detailed hard and soft landscaping general arrangement 3 of 4.
 D1821L203 – Rev C – Detailed hard and soft landscaping general arrangement 4 of 4.

Mayer Brown Plans

GTWVILLE2_TP0014_PR03 – Proposed indicative utilities and foul drainage strategy.
 GTWVILLE2/TP/0004 Rev PR05 – non car accessibility plan
 GTWVILLE2/GA/1001 Rev PR02 – proposed junction 10 and Purbrook Way/ College Road Junction improvements.
 GTWVILLE2/RD/A001 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 1 of 15.
 GTWVILLE2/RD/A002 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 2 of 15.
 GTWVILLE2/RD/A003 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 3 of 15.
 GTWVILLE2/RD/A004 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 4 of 15.
 GTWVILLE2/RD/A005 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 5 of 15.

GTWVILLE2/RD/A006 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 6 of 15.

GTWVILLE2/RD/A007 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 7 of 15.

GTWVILLE2/RD/A008 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 8 of 15.

GTWVILLE2/RD/A009 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 9 of 15.

GTWVILLE2/RD/A010 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 10 of 15.

GTWVILLE2/RD/A011 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 11 of 15.

GTWVILLE2/RD/A012 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 12 of 15.

GTWVILLE2/RD/A013 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 13 of 15.

GTWVILLE2/RD/A014 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 14 of 15.

GTWVILLE2/RD/A015 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 15 of 15.

GTWVILLE2/RD/A020 Rev PR02 – phase 1 proposed street lighting sheet 1 of 2.

GTWVILLE2/RD/A021 Rev PR02 – phase 1 indicative proposed street lighting sheet 2 of 2.

GTWVILLE2/RD/A030 Rev PR02 – phase 1 typical street sections sheet 1 of 2.

GTWVILLE2/RD/A031 Rev PR02 – phase 1 typical street sections sheet 2 of 2.

GTWVILLE2/RD/A040 Rev PR 02 – phase 1 proposed highways visibility requirements sheet 1 of 2.

GTWVILLE2/RD/A041 Rev PR 02 – phase 1 proposed highways visibility requirements sheet 2 of 2.

GTWVILLE2/RD/A050 Rev PR03 – phase 1 proposed highways pavement types plan.

GTWVILLE2/RD/A051 Rev PR04 – phase 1 proposed highways kerb types plan.

GTWVILLE2/UT/A001 Rev PR02 – phase 1 indicative proposed utilities sheet 1 of 3.

GTWVILLE2/UT/A002 Rev PR04 – phase 1 indicative proposed utilities sheet 2 of 3.

GTWVILLE2/UT/A003 Rev PR02 – phase 1 indicative proposed utilities sheet 3 of 3.

GTWVILLE2/VT/A001 Rev PR09 – phase 1 refuse vehicle access sheet 1 of 6.

GTWVILLE2/VT/A002 Rev PR05 – phase 1 refuse vehicle access sheet 2 of 6.

GTWVILLE2/VT/A003 Rev PR06 – phase 1 refuse vehicle access sheet 3 of 6.

GTWVILLE2/VT/A004 Rev PR05 – phase 1 refuse vehicle access sheet 4 of 6.

GTWVILLE2/VT/A005 Rev PR06 – phase 1 refuse vehicle access sheet 5 of 6.

GTWVILLE2/VT/A006 Rev PR0 – phase 1 refuse vehicle access sheet 6 of 6.

GTWVILLE2/DR/A004 Rev PR02 – phase 1 SuDS sheet 1 of 3.

GTWVILLE2/DR/A005 Rev PR02 – phase 1 SuDS sheet 2 of 3.

GTWVILLE2/DR/A00 Rev PR02 – phase 1 SuDS sheet 3 of 3.

GTWVILLE2/DR/A001 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 1 of 3.

GTWVILLE2/DR/A002 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 2 of 3.

GTWVILLE2/DR/A003 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 3 of 3.

GTWVILLE2/GA/A001 Rev PR06 – Proposed phase 1 and infrastructure works (detailed) red line boundary.

GTWVILLE2/DR/A002 Rev PR06 – phase 1 proposed highways general arrangement sheet 1 of 2.

GTWVILLE2/GA/A003 Rev PR06 – phase 1 proposed highways general arrangement sheet 2 of 2.

GTWVILLE2/GA/A004 Rev PR03 – phase 1 proposed highways adoption plan sheet 1 of 2.

GTWVILLE2/GA/A005 Rev PR03 – phase 1 proposed highways adoption plan sheet of 2.

GTWVILLE2/GA/A006 Rev PR02 – phase 1 temporary construction works plan.

GTWVILLE2/GA/0001 Rev PR03 – existing ground levels sheet 1 of 2.

GTWVILLE2/GA/A007 Rev PR01 – phase 1 existing ground levels.

GTWVILLE2/SK/0037 Rev PR01 – trees in relation to southern access.

GTWVILLE2/SK/0032 Rev PR03 – main access tied into proposed phase 1.

GTWVILLE2/GA/0003 Rev PR01 – proposed footway/cycleway links across Blue Star Site.

GTWVILLE2/GA/1101 Rev PR01 – proposed junction 11 and junction 13 improvements.

GTWVILLE2/RD/A052 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 1 of 4.

GTWVILLE2/RD/A053 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 2 of 4.

GTWVILLE2/RD/A054 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 3 of 4.

GTWVILLE2/RD/A055 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 4 of 4.

Savills Plans

SNUD183989/P05 - Land use parameter plan
Habitat Regulation Scoping Assessment.
SNUD 183989 FO1 – Newlands site plan

This planning permission is subject to a S106 legal agreement dated 20/12/2007 which requires the provision of and/or contributions towards;

- Affordable housing
- Open space
- Allotments
- Cemetery
- Community facilities
- Integration
- London Road Purbrook contribution
- Leisure Centre contribution
- Art
- Employment Skills Development contribution.
- Air Quality contribution
- SUDS scheme
- Integration
- Highways contributions
- On – site highways works
- Off – site highways works
- Travel plans

- Access to the countryside
- Maintenance and management
- Education and children's services
- Household waste

The Planning Permission hereby granted relates solely to the land within the administrative area of Winchester City Council. However the developer's attention is drawn to the corresponding Planning Permission, granted by Havant Borough Council.

Where a proposal for reserved matters approval relates to land solely within the administrative area of one Local Authority, the application should be submitted to that Authority with copy(ies) forwarded to the other Local Authority. Where a proposal relates to land within both administrative areas, applications should be submitted to both Local Authorities.

Simon Finch BSc (Hons) Lond, DipTP, MSc, MRTPI

Head of Planning Management

30 March 2012