



Havant
BOROUGH COUNCIL

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Our Ref: APP/12/00201
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Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
16 May 2013

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/12/00201

Site Address: Land at Old Park Farm, Hambledon Road, Waterlooville

Proposal: Discharge of Condition 17 and Nos 7 (ii) e, 7 (ii) i, 29 and 33 (i, ii, iii, v, vi, ix, x) of Planning Permission 05/40000/000 relating to Phases 3 and 4.

This decision relates to your application received on 23 February 2012 which was valid from 23/02/2012, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission 05/40000/000.

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

- 7 No development hereby permitted shall commence, unless otherwise agreed in writing by the Local Planning Authority, in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called the "reserved matters" and "other matters" have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter, the development hereby approved shall be carried out in accordance with the approved details.

(ii) Other matters:

(e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;

(i) The manner of treatment of existing water courses and ditches;

Reason: To secure orderly development and having due regard to policies D1, PC1 and L7 of the Havant Borough District Wide Local Plan 1996-2011.

- 17 No development approved by this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until a full River Diversion and Mitigation Strategy, which shall include a timetable for their implementation, has been submitted and approved by the Local Planning Authority and implemented by the Developer in accordance with the approved details.
Reason: To ensure any diversion of a watercourse achieves real biodiversity gains and that the proposal will be achievable, both in terms of high flows and low flows and creates a mitigation package for ecological enhancement for the river corridor and having due regard to policies L4 and NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 29 No development shall commence on the site, unless otherwise agreed in writing by the Local Planning Authority, until details of advance or screen planting has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the part or phase of the development to which the screen relates/in accordance with an implementation timetable agreed in writing by the Local Planning Authority. All such planting shall be maintained to encourage its establishment for a minimum of five years following substantial completion of the development, the date of which shall be agreed in writing by the Local Planning Authority. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy L7 of the Havant Borough District Wide Local Plan 1996-2011.
- 33 No development within a phase shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the Local Planning Authority, to include details of:
(i) Construction traffic routes in the local area;
(ii) Parking for vehicles of site personnel, operatives and visitors;
(iii) Loading and unloading of plant and materials;
(v) Storage of plant and materials;
(vi) Programme of works (including measures for traffic management and operating hours);
(ix) Measures to reduce mud and spoil on the highway;
(x) Details of proposed means of dust suppression and noise mitigation.
Only the approved details shall be implemented during the construction period as appropriate.
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 and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted:

Landscape & Ecology Management Plan (JSL1864_571 revA)

Including plans:

- JSL1864_102
- JSL1864_500C

- JSL1864_501C
- JSL1864_502C
- JSL1864_503C
- JSL1864_504C

Plant Schedules:-

- JSL1864_552A

River Mitigation Strategy (JSL1864_900 revC)

Including plans:

- JSL1864_500C
- JSL1864_501C
- JSL1864_502C
- JSL1864_503C
- JSL1864_504C
- JSL1864_505A

Plant Schedules:-

- JSL1864_552A

MJA Foul and Surface Water Drainage Strategy 4576:70

MJA Watercourse Diversion Cross and Long Sections 1 to 7 Ref 4576:71 Rev B to 4576:77 Rev B inclusive

Traffic Management Plan 1201-TMP-001 Rev A

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 601.
- (3) This notice only relates to matters that fall within the administrative area of Havant Borough Council.



Mr Chris Murray
Service Manager (Planning Development)
Date: 16 May 2013