



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr J Brewer
Savills
2 Charlotte Place
Southampton
SO14 0TB

Our Ref: APP/13/00804
Direct Line: (023) 92 446143
Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
07 August 2018

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.

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.

Condition 29:

The development hereby permitted shall not commence until the arrangements, including a programme for delivery, for pedestrian and cycle access to Woodcroft School have been submitted to approved in writing by the Local Planning Authority. Such arrangements to include the provision of a ramp from the site access road to the school land. The arrangements shall be completed in accordance with the approved details and programme for delivery.

Reason: To safeguard the amenities of neighbouring properties and to ensure that full access to the school is available and not obstructed or frustrated during school hours and having due regard to policy CS16 of the Havant Borough Local Plan.

Details submitted:

17-110-1000-B S278 GA
17-110-1100-B S38 GA

Condition 33:

No development shall commence until details of the proposed means of controlling access to the emergency access shall have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be provided prior to the first occupation of the development and permanently maintained thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework March 2012.

Details submitted:

17-110-2004 Phase 1A Construction make up Sheet 2 of 2

The following Conditions are discharged in so far as they relate to Phase 2A of the development and the approved Access Road:

Condition 3:

No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same, have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways 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:

Covering Letter

17-110-1000-B S278 General Arrangement

17-110-1100-B S38 General Arrangement

17-110-2000 Phase 1A General Arrangement

17-110-2001 Phase 1A Engineering Layout Sheet 1 of 2

17-110-2002 Phase 1A Engineering Layout Sheet 2 of 2

17-110-2003 Phase 1A Construction make up Sheet 1 of 2

17-110-2004 Phase 1A Construction make up Sheet 2 of 2

17-110-2013 Phase 1A Private Construction details

17-110-2014 Phase 1A Highway Construction details

The following Conditions are discharged in so far as they relate to Phase 2A of the development:

Condition 31:

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:

17-110-2000 Phase 1A General Arrangement

17-110-2003 Phase 1A Construction make up Sheet 1 of 2

17-110-2004 Phase 1A Construction make up Sheet 2 of 2

- (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
Head of Planning (East Hampshire and Havant)
Date: 07 August 2018