
LAND AT WOODCROFT FARM, LOVEDEAN (APP/13/00804)

CONSTRUCTION METHOD STATEMENT AND ENVIRONMENTAL PLAN

1.0 Introduction

1.1 This Construction Method Statement (CMS) has been prepared by Linden Homes (Southern).

1.2 It has been prepared to satisfy condition 6 of planning permission (APP/13/00804) granted by Havant Borough Council (HBC), in order to demonstrate how the site will be appropriately managed during construction. The condition states as follows:

'No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement as approved shall be adhered to throughout the construction period'.

1.3 A copy of the planning decision notice is included in Appendix A.

1.4 This CMS has been developed to take into account the checklist details provided by HBC, together with matters considered of relevance to the development. These include, but are not limited to:

- The parking of vehicles of site operatives and visitors;
- The routing of construction traffic.
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- Storage of chemicals and hydrocarbons;
- Site offices or other temporary buildings; and
- Hours of construction and deliveries.
- Waste Management

2.0 Site Location & Approved Development

Site Location

2.1 The site is located to the north of Waterlooville, adjacent to the Woodcroft Primary School. The site is currently an open field and therefore laid to grass. The site is bounded to the north by agricultural field and woodland, to the south is Wecock Farm a built urban environment, to the west is further agricultural land and to the east by the gardens of residential properties accessed from Woodcroft Lane

2.2 Woodcroft Farm adjoins a residential street Eagle Avenue. Approximately 150 metres south of the southern site boundary, Eagle Avenue meets Milton Rd by way of a mini

roundabout. Construction traffic will access the site by means of the newly formed entrance from Eagle Avenue which will form part of the enabling works to the site.

Approved Development

- 2.3 288 no. dwellings are to be erected on the site, provided in a mix of four, three, two and one bed units. The development is to be formed around a looped access road, with segregated footways on both sides and traffic calming features. The layout will allow refuse and emergency vehicles unrestricted access and the road will be partly adopted

3.0 Construction Methods

Parking and Compound Arrangements

- 3.1 There will be no unnecessary parking of vehicles related to the development in the neighbouring area. All vehicles associated with the development will not be permitted to park on the public highway in the vicinity of the site.
- 3.2 All site operatives and visitors travelling to site by car will be instructed to park in the designated site car park. The car park will be clearly signed and monitored by the site manager. The car park will be located adjacent to the site compound and will be accessed via the construction access from Eagle Avenue.
- 3.3 The secure site compound will contain welfare and administrative facilities and will have access to electricity, water and telephone connections. The locations of the site compound and car park are shown on the construction site plan provided at Appendix B.

Loading and Unloading of Plant and Materials

- 3.4 During the construction phase all plant and materials will be unloaded / loaded within the designated loading point shown on the construction site plan provided at Appendix B.
- 3.5 A trained, qualified and certified Banksman wearing high visibility clothing will be used to direct delivery vehicles within the development site. The Banksman will wait at the site access, where they will then proceed to direct delivery vehicles to the designated loading point within the site. They will use hand signals and will communicate to the drivers through the vehicle mirrors, while watching the driver's blind spot.
- 3.6 All wagons fitted with a hi-hab will be required to comply with Lifting Operations and Lifting Equipment Regulation 1998 (LOLER).

Storage of Plant and Materials

- 3.7 Materials used in constructing the development will be stored on-site in an orderable fashion in the designated storage area adjacent to the site compound and loading area. The location of the designated site storage area is shown on the construction site plan provided at Appendix B. The storage of chemicals and hydrocarbons will be very minimal. Any chemical will be stored in accordance with the legislation and COSHH.
- 3.8 Pedestrian walkways and vehicle routes will be segregated and marked out with appropriate barriers. Lay down areas will be set out for trades such as steel work and cladding and suitably fenced off. No flammable materials will be stored near

boundary fencing or existing buildings. Storage of flammable materials in and around new buildings under construction will be strictly monitored and controlled.

- 3.9 Plant will be stored on-site in an orderable fashion. Keys will be removed and isolators, if fitted, will be activated. Fuel for plant will be housed in a double skinned bunded tank.

Erection and Maintenance of Security Hoarding

- 3.10 Security hoarding has been erected along the site frontage to prevent unwanted access to the construction site, to provide noise attenuation, screening, and site security when required. Heras fencing will be erected along the rear and sides of the site to provide security, it will consist of 2.4m anti climb heras fencing to the boundary of the site with double anti tamper heras clips.
- 3.11 At key locations, sections of hoarding will contain site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme. Notices will also be placed on the hoarding to warn of hazards on-site such as deep excavations and the construction access.
- 3.12 Clear sight lines will continue to be maintained around hoardings and fencing with no hidden corners, in order to avoid opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Adequate sight lines for vehicles and pedestrians/cyclists to safely see other road users will continue to be provided. Footways of adequate width to facilitate pedestrian flows will be provided with signs to facilitate safe access around the site boundary. Adequate lighting will be installed, as necessary, near hoardings.
- 3.13 The location of fencing / hoarding is such that it does not damage sensitive habitats, trees or hedgerows.

Wheel Washing Facilities

- 3.14 To minimise waste and dust which might collect on vehicles and be subsequently deposited onto the local highway network, a wheel washing facility (jet washer) will be provided at the site exit. A road sweeper will be made available should the need arise.

Controlling the Emission of Dust and Dirt

- 3.15 Dust arising from the ground is prevalent during dry spells and is generated by wind and plant traversing the site. Dust will be controlled by spraying water over the ground from a water bowser towed behind a dumper in order to dampen down the dust and prevent it from migrating to neighbouring properties.

Collection and Disposal of Construction Waste

- 3.16 The secure site compound will provide an area for storage, collection and disposal of rubbish from the development. A number of skips will be provided, subject to space constraints, to allow segregation of the main waste streams. Any mixed waste streams will undergo sorting and segregation off-site after collection. Main contractors will be made responsible for their own waste management and disposal to encourage efficient use of materials.
- 3.17 Covered storage will be provided for weather sensitive materials to reduce losses/waste caused by weather damage.

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- 3.18 Waste vehicle movements will only take place between 08:00 and 18:00 (Monday to Friday) and 08:00 to 13:00 (Saturdays). As such, no waste vehicles will access the site outside of these times. This will ensure minimal disturbance to the local community.

Hours of Construction and Delivery Times

- 3.20 The general operating hours of the site will be between 08:00 to 18:00 (Monday to Friday) and 08:00 to 13:00 (Saturdays). No noisy activities are permitted on Sundays and Bank Holidays.
- 3.21 All deliveries to the site by HGVs must be outside of the network peak hours.

4.0 Public Consultation

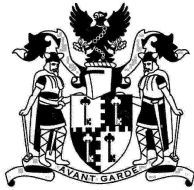
- 4.1 Local residents will be kept informed of the progress of the works throughout the construction process. In addition, they will be informed of dates and times of significant deliveries. In the event of issues being raised, HBC will be provided with contact details of the person to liaise with. The contact details will also be posted on the site hoarding for the benefit of local residents.

5.0 Summary

- 5.1 This Construction Method Statement has been prepared on behalf of Linden Homes Southern to satisfy condition 6 of planning permission (APP/13/00804) granted by Havant Borough Council (HBC), in order to demonstrate how the site will be appropriately managed during construction.
- 5.2 The contractor will implement the methodology outlined within this CMS, in order to minimise construction impacts on local residents and the public highway in the vicinity of the development site. Local residents will be continuously informed of the progress of the works throughout the construction phases in their entirety.

Appendix A
Planning Decision Notice

Appendix B
Construction Site Plan



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 Chris Rees
Savills
2 Charlotte Place
Southampton
SO14 0TB

For: Derwent Developments Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/13/00804

Site Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Proposal: Development of 288 residential units comprising 9 x one bedroom, 112 x two bedroom, 122 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.

Further to your application received on 07 August 2013, which was valid from 03 September 2013, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development hereby permitted shall commence until a Phasing Layout Plan has been submitted to and approved in writing by the Local Planning Authority. The development of the site shall be carried out in accordance with the approved phasing plan. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory comprehensive development and proper planning of the area.
- 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.

Our Ref: APP/13/00804

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.

- 4 Construction of the development hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 5 Construction of the development hereby permitted shall not commence on each phase until an Arboricultural Impact Assessment and Method Statement including a pre-development meeting with the Council's Arboriculturalist has been submitted and agreed in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with the approved details.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 6 No development shall commence on each phase until a Construction Management Plan and Construction Method Statement to include a pre-commencement meeting with the Local Planning Authority, the routing of construction traffic, site management, hours of working, delivery hours, delivery and construction vehicle parking, materials store, site office, waste management, road cleaning, measures to prevent mud and debris on the highway, storage of chemicals and hydrocarbons and such other matters related to construction of the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement.

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 policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 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, March 2012.

- 8 No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 9 No development hereby permitted shall be commenced on each phase until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, has been submitted to and approved in writing by the Local Planning Authority. 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/or retained, 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 such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 10 Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 11 Prior to the commencement of construction within any specified phase or defined area the development approved by this Planning Permission (as may be agreed in writing by the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded in writing by the Local Planning Authority.
- 1 A scheme of further investigation, based on the previously submitted GeoEnvironmental & Geotechnical report. The scope of the investigation shall be sufficient to:
- confirm the preliminary assessment of the nature and extent of contamination at the site,
 - inform an appropriate assessment of the risks to all receptors that may be affected, including controlled waters, and;
 - enable the appropriate design of remediation and/or risk mitigation measures (if required).

- 2 The results of the further investigation and risk assessment (1) and if appropriate, a method statement based on these results giving full details of the remediation and/or risk mitigation measures required, and how they are to be undertaken.
- 3 A verification report or statement (as appropriate) upon completion of the works set out in (2) [if any], confirming that measures undertaken have been implemented in accordance with the method statement, and have achieved the required performance standards. The verification report / statement shall provide details of any measures necessary for maintenance, further monitoring and reporting.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupants of proposed residential properties being exposed to unacceptable risks from identified contamination & soil gas associated with automotive repair and landfill activity previously undertaken at the site, and to ensure that the site does not pose an unacceptable risk to the groundwater Source Protection Zone 1; having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework, March 2012.

- 12 Prior to the commencement of construction of any part of the development approved by this Planning Permission, a protocol for the identification & assessment of any unforeseen ground conditions shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the approved protocol shall be observed throughout the undertaking of all relevant construction activities.

Reason: For the protection of workers and the general public during the development of potentially contaminated land, and to prevent future occupants of proposed residential properties being exposed to unacceptable risks from unidentified &/or unexpected contamination that may be associated with previous activities undertaken at the site; having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework, March 2012.

- 13 If, during development, contamination not previously identified at the site is found to be present, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an addendum to the Method Statement required under Condition 1, (2). This addendum shall detail how this unexpected contamination shall be dealt with, and the development shall not be carried out other than in accordance with the approved details.

Reason: For the protection of workers and the general public during the development of potentially contaminated land, and to prevent future occupants of proposed residential properties being exposed to unacceptable risks from unidentified &/or unexpected contamination that may be associated with previous activities undertaken at the site; having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework, March 2012.

- 14 Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. All service roads should be capable of taking a 26 tonne Refuse Collection Vehicle, and allow vehicle to reverse close to bin store. No bins to be pulled or waste carried more than 25m and no alleys to exceed 20m in length. The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 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, March 2012.

- 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, March 2012.

- 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.

- 18 No development hereby permitted shall commence until the applicant has secured:-
- the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

- the implementation of a programme of archaeological mitigation of impacts in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council. The approved programme shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
- Following completion of archaeological fieldwork the production of a report in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To safeguard the potential archaeological interest of the site and having due regard to policies CS11, DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 19 Prior to commencement, an Ecological Mitigation and Enhancement Scheme for the site shall be submitted for written approval to the Local Planning Authority. This Scheme should include (but not necessarily be restricted to): location, extent and timing of vegetation loss; protected species protection (including results of any updating surveys, details of lighting strategy methods to prevent harm or disturbance); location, extent and composition of habitat creation; location and ongoing management of mitigation features such as new habitat, ponds, bat and bird boxes. Development shall subsequently proceed in accordance with any such approved Plan, with all biodiversity mitigation enhancement features permanently retained in accordance with the approved Plan.

Reason: To conserve and enhance biodiversity in accordance with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 20 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 retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 21 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles and cycles and has been provided within the site, surfaced and marked out in accordance with the approved plans. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 22 Prior to the first occupation of the dwellings hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) plans showing the external appearance of the pumping station including any form of enclosure to the station;
- ii) a scheme for protecting the proposed dwellings from noise and vibration from the pumping station.

The pumping station shall thereafter be constructed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and amenity of the area and neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 23 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Schedule 2, Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 24 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Schedule 2, Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 25 The development hereby permitted shall not commence until a phasing plan for off site highway works has been submitted to and approved in writing by the Local Planning Authority. The off site highway works shall be completed in full accordance with such plans, particulars and programme as are thus approved in writing by the Authority.
Reason: To ensure that the required highway improvements are provided 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.
- 26 The development hereby permitted shall not commence until a timetable for the diversion of the Bridleway, including details of any temporary or interim measures has been submitted to and approved in writing by the Local Planning Authority. The bridleway diversion shall be completed in full accordance with such plans, particulars and programme as are thus approved in writing by the Authority.
Reason: To ensure the continuation of Bridleway route 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.
- 27 No dwelling shall be occupied until car parking provision for that dwelling has been provided in accordance with plan (1924) A -1011M and such provision shall be permanently maintained.
Reason: To ensure the appropriate car parking provision 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.
- 28 Woodcroft Lane shall not be used for construction traffic other than for the installation of services for the 5 dwellings proposed with direct access off Woodcroft Lane. Details of those services where vehicular access is required from Woodcroft Lane shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan.
- 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 (Core Strategy) 2011.

- 30 The development hereby permitted shall not commence until details of the proposed play equipment have been submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided and maintained in accordance with the approved details.

Reason: To ensure appropriate provision and having due regard to policies CS16 & CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 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, March 2012.

- 32 Advanced Nursery Standard tree shall be provided adjacent the length of the new access road off Eagle Avenue in accordance with details to be submitted and approved in writing by the Local Planning Authority. Such details shall specify the proposed finished ground levels, the position, species and planting sizes of the trees and timing provisions for completion of the tree planting works. The implementation of all such approved planting shall be completed in full accordance with the approved details and timings. Any tree planted which dies or is otherwise removed within the first 10 years shall be replaced with another of the same species and size and in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework, March 2012.

- 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.

- 34 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No.	Revision	Drawing Title.
C-1010	M	Site Layout - Coloured
A-1011	M	Site Layout - Black/White
C-1100	A	Affordable Distribution Plan
C-1106	C	Concept Masterplan
C-1205	E	Site Sections AA, BB, CC - Coloured
C-1206	D	Site Sections DD, EE, FF - Coloured
C-1207	D	Site Sections GG, HH, JJ - Coloured
C-1208	B	Site Sections KK, LL, MM - Coloured
C-1209	B	Site Sections NN, PP - Coloured
C-1210	B	Site Sections RR, SS & TT - Coloured
C-1211	B	Site Sections UU, VV & WW - Coloured

A-3000	B	Block Type A: Plots 42-45 Plans & Elevations
A-3005	B	Block Type B: Plots 46-47,73,74,79,80,92 &93 Plans & Elevations
A-3010	C	Block Type C: Plots 40,41,90,91,96,97,106,107,129,130,210 & 211 Plans & Elevations
A-3011	C	Block Type C+: Plots 266-268 Plans & Elevations
A-3015	C	Block Type D: Plots 199-201 & 133-138 Plans & Elevations
A-3020	B	Block Type E: Plots 108 -112 Plans & Elevations
A-3025	B	Block Type F: Plots 4-9 Plans & Elevations
A-3030	C	Block Type G: Plots 71,72,197,198 Plans & Elevations
A-3035	C	Block Type H: Plots 232 - 235 Plans & Elevations
A-3040	C	Block Type J: Plots 14,15,100,101,104,105,113,114,125-128 Plans & Elevations
A-3045	B	Block Type K: Plots 11-13 Plans & Elevations
A-3050	D	Block Type L: Plots 250-251 Plans & Elevations
A-3055	C	Block Type M: Plot 217 Plans & Elevations
A-3060	C	Block Type N: Plot 87 Plans & Elevations
A-3065	C	Block Type P: Plots 117,118,173,174,204,205,212,213,286,287 Plans & Elevations
A-3070	C	Block Type Q: Plots 2,3,214,215,271,272 Plans & Elevations

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pes.
- (3) 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 and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) A formal application for connection to the public sewerage system is required in order to service this development, please contact:
Atkins Ltd. Anglo St . James House 39A Southgate Street Winchester SO23 9HH (tel 01962 858688) or www.southernwater.co.uk
- (5) Your attention is drawn to the provisions of Sections 12 &13 of the Hampshire Act 1983 relating to access fro the Fire and rescue Service. You can view a copy of the Act at www.legislation.gov.uk/ukla/1983/5/pdfs/ukla_19830005_en.pdf
- (6) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 5th May 2015 which requires: provision of affordable housing and monitoring; public open space; community worker contribution; management for open space, SUDS and other common parts of the development site; S106 monitoring fee; highway works; travels plans; highway improvement contribution; employment and skills plan.

Our Ref: APP/13/00804

(7) The applicant is advised that the development the subject of this permission is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. A separate CIL liability notice will be issued following this grant of permission. IMPORTANT: This development will be liable to pay the Council's CIL upon commencement of development. The applicant should ensure that procedural requirements of the CIL Regulations are adhered to, including specific arrangements for notifying the Authority of the assumption of liability (the 'Assumption of liability Notice') and proposed commencement (the 'Commencement Notice') in advance of commencement of development. Failure to notify the Authority prior to commencement will incur a surcharge, interest payments and loss of the ability for payments to be staged. For further information, see the CIL pages online at www.havant.gov.uk

(8) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Julia Potter
Executive Head - Economy and Planning

05 May 2015

WHEEL WASH

SALES AREA

Ground
17.5 AC. LARGE COMPOUND
RED TANGUO SHACK BUILDINGS
STORAGE
NATIVE NEW TRIBE

HANDOVER #1

HANDOVER #2

HANDOVER #3

BUILD BUT DO NOT OCCUPY UNTIL REST OF SITE RE-PLANNED

Path (mm) 0.91m RH

Co Const. 19 and 20



OMEGA
PARTNERSHIP
FOR THE 21ST CENTURY

ALY DATE	CHANGES	BY	DATE	ALY DATE	CHANGES	BY	DATE
A 01/11/71	INCREASE	PM	01/01/71	A 01/11/71	INCREASE	PM	01/01/71
B 01/11/71	INCREASE	PM	01/01/71	B 01/11/71	INCREASE	PM	01/01/71
C 01/11/71	INCREASE	PM	01/01/71	C 01/11/71	INCREASE	PM	01/01/71
D 01/11/71	INCREASE	PM	01/01/71	D 01/11/71	INCREASE	PM	01/01/71
E 01/11/71	INCREASE	PM	01/01/71	E 01/11/71	INCREASE	PM	01/01/71
F 01/11/71	INCREASE	PM	01/01/71	F 01/11/71	INCREASE	PM	01/01/71
G 01/11/71	INCREASE	PM	01/01/71	G 01/11/71	INCREASE	PM	01/01/71
H 01/11/71	INCREASE	PM	01/01/71	H 01/11/71	INCREASE	PM	01/01/71
I 01/11/71	INCREASE	PM	01/01/71	I 01/11/71	INCREASE	PM	01/01/71
J 01/11/71	INCREASE	PM	01/01/71	J 01/11/71	INCREASE	PM	01/01/71
K 01/11/71	INCREASE	PM	01/01/71	K 01/11/71	INCREASE	PM	01/01/71
L 01/11/71	INCREASE	PM	01/01/71	L 01/11/71	INCREASE	PM	01/01/71
M 01/11/71	INCREASE	PM	01/01/71	M 01/11/71	INCREASE	PM	01/01/71
N 01/11/71	INCREASE	PM	01/01/71	N 01/11/71	INCREASE	PM	01/01/71
O 01/11/71	INCREASE	PM	01/01/71	O 01/11/71	INCREASE	PM	01/01/71
P 01/11/71	INCREASE	PM	01/01/71	P 01/11/71	INCREASE	PM	01/01/71
Q 01/11/71	INCREASE	PM	01/01/71	Q 01/11/71	INCREASE	PM	01/01/71
R 01/11/71	INCREASE	PM	01/01/71	R 01/11/71	INCREASE	PM	01/01/71
S 01/11/71	INCREASE	PM	01/01/71	S 01/11/71	INCREASE	PM	01/01/71
T 01/11/71	INCREASE	PM	01/01/71	T 01/11/71	INCREASE	PM	01/01/71
U 01/11/71	INCREASE	PM	01/01/71	U 01/11/71	INCREASE	PM	01/01/71
V 01/11/71	INCREASE	PM	01/01/71	V 01/11/71	INCREASE	PM	01/01/71
W 01/11/71	INCREASE	PM	01/01/71	W 01/11/71	INCREASE	PM	01/01/71
X 01/11/71	INCREASE	PM	01/01/71	X 01/11/71	INCREASE	PM	01/01/71
Y 01/11/71	INCREASE	PM	01/01/71	Y 01/11/71	INCREASE	PM	01/01/71
Z 01/11/71	INCREASE	PM	01/01/71	Z 01/11/71	INCREASE	PM	01/01/71

Play Ground

Recreation Ground

[illegible]

Scale



UNTIL THE BEST OF SITE RE-PLANNED

