



Havant
BOROUGH COUNCIL

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To:
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Savills
Savills
2 Charlotte Place
Southampton
SO14 0TB

For: Turley
Grainger Plc

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/16/01211

Site Address: Town Park, Grainger Development Site Land West of, London Road,
Waterlooville

Proposal: Reserved Matters Application for approval of details relating to access, layout and landscaping of Phase A of the Town Park under Conditions 6(i) (a), (c) and (d) of Planning Permission APP/10/00828 and WCC 10/02862/OUT (revision to scheme previously approved under reference APP/14/00061 and WCC 14/00092/REM).

Further to your application received on 22 November 2016, which was valid from 01 December 2016, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions 6(i) (a), (c) and (d) of Outline Planning Permission APP/10/00828** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/10/00828 dated 18 April 2012.
- (ii) The plans and other documents submitted with your application, and
- (iii) The following additional conditions:

Conditions:

- 1 The MUGA hereby permitted shall be constructed in accordance with Sport England's technical design guidance: Artificial surfaces for outdoor sports (2013).
Reason: To ensure the development is fit for purpose and sustainable and to accord with policies CS1, CS13 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 2 The development shall be carried out in compliance with the archaeological Written Scheme of Investigation approved under APP/15/00366 dated 1 June 2015.
Reason: To ensure the preservation of the archaeological interest on the site and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy)

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
- D2043 L.100 Rev 3 Town Park Illustrative Masterplan
 - D2043 L.200 Rev 8 Landscape Masterplan - Fabrik
 - D2403 L.201 Rev 5 Detailed Hard Landscape Plan 1 of 4 - Fabrik
 - D2403 L.202 Rev 8 Detailed Hard Landscape Plan 2 of 4 - Fabrik
 - D2403 L.203 Rev 4 Detailed Hard Landscape Plan 3 of 4 - Fabrik
 - D2403 L.204 Rev 6 Detailed Hard Landscape Plan 4 of 4 - Fabrik
 - D2403 L.205 Rev 2 Legend for Detailed Hard Landscape Plans - Fabrik
 - D2403 L.206 Rev 7 Hard Landscape Plan Skate Park, MUGA & Youth Shelter - Fabrik
 - D2403 L.301 Rev 1 Detailed Soft Landscape Plan 1 of 4 - Fabrik
 - D2403 L.302 Rev 6 Detailed Soft Landscape Plan 2 of 4 - Fabrik
 - D2403 L.303 Rev 1 Detailed Soft Landscape Plan 3 of 4 - Fabrik
 - D2403 L.304 Rev 6 Detailed Soft Landscape Plan 4 of 4 - Fabrik
 - D2403 L.305 Rev 2 Soft Landscape Legend - Fabrik
 - D2403 L.306 Rev 6 Soft Landscape Plan Skate Park, MUGA & Youth Shelter - Fabrik
 - SNPL262227 Cover Letter dated 21 March 2017
 - SNPL262227 Agent response to consultation comments letter dated 11 January 2017
 - 30/03/2017 'Berewood Town Park' e-mail, from B Stala of Savills confirming the MUGA will not be lit.
 - 27/02/2017 'RE: Berewood Response on Town Park Consultation' e-mail, from O Neal of Sport England confirming acceptable MUGA size.
- 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 6573.
- (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/pcs.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of

existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

- (1) 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 were updated about issues after the initial site visit

- (2) The planning permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developer's attention is drawn to the corresponding planning application submitted to Winchester City Council.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

30 May 2017