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

Our Ref: APP/10/00828
Direct Line: (023) 02392 446138
Ask For: Mr S Kennedy
Email:planning.development@havant.gov.uk
10 May 2017

Mr J Steele
Savills
2 Charlotte Place
Southampton
Hants
SO14 0TB

Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application - Split Decision

Application Number: APP/10/00828
Site Address: Grainger Development Site Land West of, London Road, Waterlooville
Description: 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 health care, 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/cycle ways, 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 (approved 18/04/2012). Request to Discharge Conditions 6(ii) (a, (d, (e, (f, (i, l, 11 and 18 (09/12/2016). Request to discharge condition No.6 (11) (o) (18.04.17).

This decision relates to your request to discharge conditions which was valid from 18/04/2017.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/10/00828. .

Condition 6: Please note that this decision notice only approves Condition 6ii d, e, and l and only relates to infrastructure for phases 4 and 13:
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 .
Details submitted:
Proposed Drainage Layout Sheet 1 of 2 - GTWVILLE_P4/DR/01
Proposed Drainage Layout Sheet 2 of 2 - GTWVILLE_P4/DR/02
Proposed Drainage Layout – Sheet 1 of 5 - GTWVILLE_P13_DR_01_A
Proposed Drainage Layout – Sheet 2 of 5- GTWVILLE_P13_DR_02_A
Proposed Drainage Layout – Sheet 3 of 5- GTWVILLE_P13_DR_03_A
Proposed Drainage Layout – Sheet 4 of 5- GTWVILLE_P13_DR_04_A
Proposed Drainage Layout – Sheet 5 of 5- GTWVILLE_P13_DR_05_A
Grainger Tree Works Schedule, Phase 4 and Phase 13, Berewood Waterlooville, CBA Trees 2017-04-24 v3
Outdoor Lighting Report, GTWVILLE_P4.2, Mayer Brown, 8th March 2017 – Link Road Roundabout approach
Outdoor Lighting Report, GTWVILLE_P4.2, Mayer Brown, 8th March 2017
Outdoor Lighting Report, GTWVILLE_P13.2, Mayer Brown, 8th March 2017
General Arrangement - GTWVILLE_P4/GA/01
Proposed Application Site Plan - GTWVILLE_P4/GA/03
General Arrangement - GTWVILLE_P13_GA_01_A
Proposed Application Site Plan - GTWVILLE_P13_GA_03_A

Condition 18: Please note that this decision notice only approves details that relate to infrastructure for phases 4 and 13.
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 and having due regard to policies CS11, CS15, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details submitted:

Proposed Drainage Layout Sheet 1 of 2 - GTWVILLE_P4/DR/01
Proposed Drainage Layout Sheet 2 of 2 - GTWVILLE_P4/DR/02
Proposed Drainage Layout – Sheet 1 of 5 - GTWVILLE_P13_DR_01_A
Proposed Drainage Layout – Sheet 2 of 5- GTWVILLE_P13_DR_02_A
Proposed Drainage Layout – Sheet 3 of 5- GTWVILLE_P13_DR_03_A
Proposed Drainage Layout – Sheet 4 of 5- GTWVILLE_P13_DR_04_A
Proposed Drainage Layout – Sheet 5 of 5- GTWVILLE_P13_DR_05_A
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Outdoor Lighting Report, GTWVILLE_P4.2, Mayer Brown, 8th March 2017 – Link Road Roundabout approach
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General Arrangement - GTWVILLE_P13_GA_01_A
Proposed Application Site Plan - GTWVILLE_P13_GA_03_A

The following conditions are refused:

The following conditions cannot be discharged at this time:

(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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 10 May 2017