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Our Ref: APP/13/00804
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
18 April 2017

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, 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 (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).

This decision relates to your request to discharge conditions which was valid from 28/02/2017.

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.

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

Condition 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.

Details submitted:

Covering Letter and Phasing Plan Drawing No: GTWCORFT_ROW/GA/03

Condition 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.

Details submitted:

Bridleway Havant 1 (Part) Waterloo Public Bridleway Diversion Order 2016 issued on the 3rd March 2016

General Arrangement plan GTWCROFT/ROW/GA/01

No Dig Construction Detail GTWCROFT/ROW/700

Pass Through Drainage Detail GTWCROFT/ROW/701

Vehicle Blocker Detail GTWCROFT/ROW/702

Vegetation Clearance GTWCROFT/ROW/703

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.

The following conditions are part discharged:**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; General Arrangement Plan Drawing No: GTWCROFT_ROW/GA/01 and No Dig Construction Plan Drawing No: GTWCROFT_ROW/700

Condition 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.

Details submitted:

Arboricultural Assessment and Method Statement (ref 16381-AMS-AN)

Tree Protection Plan 16381-BT1

Tree Protection Report 16381-Let1-AN

Condition 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 2012.

Details submitted:

Covering Letter

Condition 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 2012.

Details submitted:

Covering letter dated 27th February 2017

Ecological Management Plan dated February 2017

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: 18 April 2017