Havant BOROUGH COUNCIL

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21 April 2017

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

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**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 part discharge conditions which was valid from 18/04/2017.

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

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

**The following conditions are part discharged:**

**Condition 6: Please note that this decision notice only approves Codition 6ii a, f,i, 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:**

General Arrangement - GTVVVILLE_P4/GA/01
Proposed Application Site Plan - GTWVILLE_P4/GA/03
Proposed Road Labels and Chainages - GTVVVILLE_P4/RD/01
Proposed Road Longitudinal Sections- GTWVILLE_P4/RD/02
Proposed Pavement Types, Kerb Types & Surface Finishes 1of 2 - GTWVILLE_P4/RD/40
Proposed Pavement Types, Kerb Types & Surface Finishes 2of 2 - GTWVILLE_P4/RD/41
Vehicle Tacking Plots — Sheet 1 of 3 - GTVINILLE P4NT/01
Vehicle Tracking Plots — Sheet 2 of 3 - GTVVVILLE_P4NT/02
Vehicle Tracking Plots — Sheet 3 of 3 - GTVVVILLE_P4/VT/03
General Arrangement - GTVVVILLE_P13_GA_01_A
Proposed Application Site Plan - GTWVILLE_P13_GA_03_A
Proposed Road Labels and Chainages - GTINVILLE_PI 3/RD/01
Proposed Road Longitudinal Sections - GTINVILLE_P13/RD/02
Proposed Pavement Types, Kerb Types & Surface Finishes 1of 3-GTVVVILLE_P13/RD/40
Proposed Pavement Types, Kerb Types & Surface Finishes 2of 3-GTVVVILLE_P13/RD/41
Proposed Pavement Types, Kerb Types & Surface Finishes 3of 3-GTVVVILLE_P13/RD/42
Vehicle Tacking Plots — Sheet 1 of 4 - GTVVVILLE_P13/VT/01
Vehicle Tracking Plots — Sheet 2 of 4 - GTINVILLE_P13NT/02
Vehicle Tracking Plots — Sheet 3 of 4 - GTVVVILLE_P13NT/03
Vehicle Tracking Plots — Sheet 4 of 4.- GTINVILLE P13NT/04
Proposed Drainage Layout Sheet 1 of 2 - GTVVVILLE P4/DR/01
Proposed Drainage Layout Sheet 2 of 2 - GTINVILLE_P4/DR/02
Proposed Drainage Layout — Sheet 1 of 5 - GTINVILLE_P13_DR_01_A
Proposed Drainage Layout — Sheet 2 of 5- GTVVVILLE_P13 _DR_02_A
Proposed Drainage Layout — Sheet 3 of 5- GTVVVILLE_P13_DR_03_A
Proposed Drainage Layout — Sheet 4 of 5- GTWVILLE_P13_DR_04_A
Proposed Drainage Layout — Sheet 5 of 5- GTVVVILLE P13_DR_05_A

**Condition 11: Please note this notice only applies to works relating to infrastructure for phases 4 and 13.**

No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

i. construction traffic routes in the local area
ii. parking and turning of operative, construction and visitor vehicles
iii. loading and unloading of plant and materials
iv. piling techniques
v. storage of plant and materials
vi. programme of works (including measures for traffic management)
vii. all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
viii. provision of boundary hoarding and lighting including construction lighting
ix. protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
x. details of proposed means of dust suppression and noise mitigation
xi. Measures to protect the listed building as necessary
xii. details of measure to be taken to prevent mud from vehicles leaving the site during construction
xiii. measures to prevent pollution of the watercourse during construction
xiv. the handling and management of construction waste
xv details of surface water runoff.
Xvi Construction lighting.

Only the approved details shall be implemented during the construction period.
**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 CS11, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
**Details submitted:**
Construction Environment Management Plan Phase 4 and 13 Berewood Outline CEMP (December 2016).

(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: 21 April 2017