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Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk

14 January 2013

Dear Madam

Site Location: Ramsdale Playing Fields, Woolston Road, Havant

Re: Application for written approval that the development has been carried out in accordance with approved details.

I am writing to you further to your enquiry received on the 04 December 2012 regarding the above address and the conditions in respect to planning application 03/61332/002 . Please accept my apologies for the delay in replying.

This application was an outline application for residential development comprising of 135 dwellings with new roundabout and vehicular access on to Woolston Road. Permitted - 20/11/0, and Reserved matters approved under 08/61332/004 on 06/7/08.

The Council records indicate that the informational requirements in respect to the following conditions have been satisfied:-

08/61332/005 - Discharge of Conditions 1,2,3,5,6,7,8,9 and 15 of PP 08/61332/004. Permitted 10/12/08.

09/61332/007 - Discharge of Condition of 10 and 11 of PP 03/61332/002 - 23/12/08.

09/61332/008 - Discharge of Condition 4,13 and 16 of PP 08/61332/004. Split Decision (C16 was not discharged) - 20.01.09.

09/61332/009 Discharge of Condition 10 and 16 of 08/61332/004 granted 2009.

Additionally planning permission was granted in November 2012 under Application Number: APP/12/00907 for the removal of play equipment required under Condition 16 of Planning Permission 08/61332/004. The approval was subject to a condition requiring the submission and implementation of a soft and hard landscaping scheme. Details in respect to this condition are outstanding.

There is however, no record as to whether or not the details have been carried out in accordance with the discharge of condition applications and the compliance conditions but I can advise that we have received no enforcement enquires in regard to the development of the site and I am not aware of any outstanding matters other than the landscaping in respect to application APP/12/00907 relating to Condition 16 of Planning Permission 08/61332/004 (removal of play equipment).

For your future reference the conditions which were attached to Planning Permission 03/61332/002 were;

Conditions:

- 1 The development hereby permitted shall be begun either before expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.
Reason: To comply with Section 92 of the Town & Country Planning Act 1990.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 92 of the Town & Country Planning Act 1990.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" and "other matters" have been submitted to and approved in writing by the Local Planning Authority.
 - (i) The reserved matters:
 - (a) The siting of all buildings and the means of access thereto from an existing or proposed highway;
 - (b) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
 - (c) 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 and the finished levels in relation to existing levels;
 - (ii) Other matters:
 - (d) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
 - (e) Access facilities for the disabled;
 - (f) The layout of foul sewers and surface drains;
 - (g) The manner of treatment of existing water courses and ditches;
 - (h) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
 - (i) The alignment, height and materials of all walls and fences and other means of enclosure;
 - (j) Hardsurfacing proposals including surfacing materials;
 - (k) The provision to be made for the parking, turning, loading and unloading of vehicles;
 - (l) The provision to be made for the storage and removal of refuse from the premises;
 - (m) The provision to be made for street lighting;
 - (n) The provision to be made for external lighting;
 - (o) The areas to be used for contractors' vehicle parking and materials storage during site clearance and construction of the development.

Reason: To secure orderly development and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, D3, T7, T8, T9, L4, L6, L7, PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011.

- 4 The density of development of the site, excluding the land to the west of the public footpath and the redesigned junction with Woolston Road, shall achieve a minimum of 40 dwellings per hectare.
Reason: In order to achieve sustainable development making the best use of land

and infrastructure and having due regard to H5 of the Havant Borough District Wide Local Plan 1996-2011.

- 5 A minimum of 40% of the dwellings shall have a maximum of one or two bedrooms.
Reason: In order to achieve a mix of dwelling sizes and types in new developments which includes a generous element for smaller households and having due regard to H6 of the Havant Borough District Wide Local Plan 1996-2011.
- 6 No more than 60 dwellings are to be occupied until such time as the school shown on the illustrative layout plan ('EBD School') has been constructed and a Community Use Agreement and Sports Development Plan for the school, approved in conjunction with Sport England, has been brought into effect.
Reason: To provide satisfactory compensation for the loss of the playing field involved in the proposal, and to meet the open space requirements of occupiers of the new development and having due regard to policies R14, R15 and R17 of the Havant Borough District Wide Local Plan 1996-2011.
- 7 No development shall be occupied until such time as the Local Highway Improvements set out in the submitted Transport Assessment drawing 33168/01/D/001, or such other drawing as may be approved by the Local Planning Authority for that purpose, have been completed to the satisfaction of the Highways Authority.
Reason: In the interests of highway safety and having due regard to policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011.
- 8 No dwelling shall be occupied until car and cycle parking has been provided for that dwelling in accordance with the Council's adopted car and cycle parking standards and in accordance with details approved under the reserved matters. All such car and cycle parking provision shall thereafter be kept available for such purposes at all times.
Reason: In the interest of highway safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T9 of the Havant Borough District Wide Local Plan 1996-2011.
- 9 Unless otherwise agreed in writing with the Local Planning Authority, no dwelling shall be occupied until:
(i) a children's equipped play space has been provided within the site and laid out in accordance with details to be first agreed in writing with the Local Planning Authority, such details in particular to meet the standards of the National Playing Fields Association; and
(ii) details of the future maintenance of the equipped play space have been submitted to and approved in writing by the Local Planning Authority.
Reason: To provide satisfactory compensation for the loss of the playing field involved in the proposal, and to meet the open space requirements of occupiers of the new development and having due regard to policies R14, R15 and R17 of the Havant Borough District Wide Local Plan 1996-2011.
- 10 No development shall commence on site until plans and particulars specifying the measures to be taken to prevent damage to the existing open space to the west of the public footpath, and existing trees and hedgerows within the site, throughout implementation of the development have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be implemented in full and remain in force at all times throughout the course of construction works on site.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

- 11 No development shall be commenced until a scheme for the provision of a surface water regulation system is designed and implemented to the satisfaction of the planning authority and supported by detailed calculations. The regulations system for the site must ensure that the runoff from the 1% probability storm is controlled and will restrict the outflow to that which would have occurred had the site been a green field. The scheme shall include a maintenance program and establish ownership of the storage system for the future.
Reason: To prevent flooding and ensure future maintenance and having due regard to F2 of the Havant Borough District Wide Local Plan 1996-2011.
- 12 Soakaways shall not be located in areas identified as contaminated land.
Reason: To prevent pollution of the water environment and having due regard to policies PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011.
- 13 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.
Reason: To prevent pollution of the water environment and having due regard to policies PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011.
- 14 Any facilities for the storage of fuels (including during construction) shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greater. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.
Reason: To prevent pollution of the water environment and having due regard to policies PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011.
- 15 The development hereby permitted shall not be carried out otherwise than in full accordance with such plans, particulars, details as are approved by the Local Planning Authority in pursuance of conditions 1-14 above.
Reason: As of conditions 1-14 above.

Yours faithfully

Mrs D Haywood
Senior Planner
Our Ref: APP/12/01262

