
Site Address:	Grainger Development Site Land West of, London Road, Waterloooville		
Proposal:	Application for non-material change to Planning Permission APP/10/00828 Design Code relating to kerb stones (Employment Hub only) and carriageways (site wide).		
Application No:	APP/15/01399	Expiry Date:	13/01/2016
Applicant:	Mr L Turley	Team:	Team 1
	Grainger Plc		
Agent:	Mr R Steele	Case Officer:	Heather Lealan
	Savills		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Grainger Development Site Land West of, London Road, Waterloooville

2 Planning History

APP/10/00828

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 - Permitted

3 Proposal

Application for non-material change to Design Codes approved pursuant to Planning Permission APP/10/00828 relating to kerb stones (Employment Hub only) and carriageways (site wide). The application is submitted to alter these materials as specified within the design code. These changes are necessary in order to comply with the Section 38 adoption requirements of HCC Highways.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: St Johns

5 Statutory and Non Statutory Consultations

Urban Designer - John Hearn (WCC) was consulted with regard to the changes and found them acceptable and did not consider that the changes constituted a significant departure from the adopted Design Code.

6 Community Involvement

N/A

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact on the character of the development and the locality

With respect to the kerb stones their suitability was discussed with Winchester prior to this submission and was considered acceptable by their Urban Designer. The proposal is to substitute precast concrete kerbs for the originally specified granite kerbs within the employment hub only. The revision will allow for lower ongoing maintenance costs within this area of the development where heavy vehicles will be constantly manoeuvring and is the preferred material by the Highway Authority for adoption.

On the matter of the change in carriageway surfaces across the development, again this was discussed and agreed as appropriate by the Urban Designer prior to submission. The proposal is to substitute the agreed "*bituminous decorative exposed aggregate asphalt with 0.65m margins defined by leaving standard*" with "*Bituminous asphalt, coloured material and block paving to be used where appropriate*" within the Design Code. This change is required as the manufacturer of the original material is unable to guarantee that the aggregate colours will match between order and batch; this would have led to a mismatch in colours across the site. The change in material proposed will ensure a more consistent finish and will accord with the material that would be used for future utilities work thus avoiding a patchwork effect.

8 Conclusion

Both proposed changes are considered acceptable and to be of a non-material nature in terms of their impact on the Design Code; the actual detailed design of the developments based on the revised Design Code information will then come forward

as part of future reserved matters applications across the site.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01399 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Supporting letter dated 15 December 2015 prepared by Robert Steele, Savills Planning received 16 December 2015

Reason: - To ensure provision of a satisfactory development.