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Mr A Mundy
Barratts Southampton Ltd
Tollbar House
Tollbar Way
Hedge End Southampton
SO30 2UH

Discharge of Conditions Application

Application Number: APP/11/01326

Site Address: 92 London Road, Widley, Waterlooville

Proposal: Discharge of Condition No's 3, 4, 6, 7, 8, 10, 11, 12, 30 and 31 of Planning Permission 10/53728/009.

This decision relates to your application received on 2 August 2011 which was valid from 2 August 2011, and in particular the submitted plans and particulars as detailed below including plans and particulars originally submitted in relation to application APP/10/00803 transferred to this application:

- (i) The plans and other documents submitted with your application, as amended by additional information as listed below.

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

- 2 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

The following details are considered acceptable and hereby approved:

Engineering Layout 4422:01 Rev. E
Adoptable Sewer Details 4422:21 Rev. A

- 3 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

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The details shown on the following drawings are considered acceptable and hereby approved :

Engineering Layout 4422:01 Rev. E
Tree Protection Plan BSH17160-03 Rev. A
Scottish & Southern Energy Services Plan
SSE Pipelines Limited Plan Drawing No PJRC672.A
SSE Pipelines Ltd Plan Drawing Number 18-1690-001 Rev G
Landscape Proposals BSH17160 11 D

- 4 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

The following materials/finishes as detailed on drawing number 18-1690-005 Rev D and amended by emails dated 11th November 2010 from Peter Drury Barratt David Wilson are considered acceptable and hereby approved:

Bricks:

Units 1-5:

Main Brick: Winchester Multi Stock
Feature Brick: Cinnabar Red Multi

Units 6-18:

Main Brick: Lynwick ATR
Feature Brick: Winchester Multi Stock

Units 19-31:

Main Brick Winchester Multi Stock
Feature Brick: Lynwick ATR

Garage to plot 1/3

Main Brick: Winchester Multi Stock
Feature Brick: Cinnabar Red Multi

Render:

Units 8, 10-16, 18, 21-22, 24, 29 and 31
Ivory 006 Render SBD Monochrome

Tiles:

Units 1-5, 20-28, Garage to plot 1/3
Marley Edgemere, Smooth Grey

Units 6-18, 29-31

Marley Edgemere, Smooth Brown

Cladding:

Garage to plot 1/3

Timber Cladding – Eternit Weatherboarding colour finished in C50 Black from the Cedral range.

Other materials as specified in Barratt David Wilson Southampton letter dated 5th Nov 2010.

Windows – White UPVC

Garden Walls - brick to match adjoining plot

Bargeboards, fascia and soffit – White UPVC

Rainwater Goods – White UPVC

- 6 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. 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/or retained, 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 such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

The details shown on the Landscaping Proposals plan BSH 17160 11 Rev D, Arboricultural Method Statement BSH 17160ams dated 21/7/10 and Email of 03/02/12 from Andrew Mundy Barratt David Wilson confirming project Arboriculturalist are considered acceptable and hereby approved.

- 7 No development hereby permitted shall commence 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.

The details of hardsurfacing as shown in the following:
External Works Layout drawing number 18-1690-009 Rev. B,
Engineering Layout 4422:01 Rev E,
Construction Details 4422:20 Rev A
and Marshalls Product Details are considered acceptable and hereby approved namely:

Marshalls Tescina Textured Block Paving in Brindle Colour
Marshalls Tescina Textured Block Paving in Buff Colour

- 8 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

The details of boundary treatments as shown on:
External Enclosures Layout Drawing No. 18-1690-004 Rev. D,
Landscape Proposals plan BSH 17160 11 Rev. D
and External Enclosure Details Drawing. No 18-1690-007 Rev A

are considered acceptable and hereby approved.

- 9 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

The tree protection as shown on Tree Protection Plan BSH17160-03 Rev. A is considered acceptable and hereby approved.

- 10 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

The details submitted as follows:

Plans submitted by Jez Trevaskis 28.01.11, compound layout, external works layout, sales area layout P699/SA/01 Rev E,
Amended construction phase material compound and parking (August 2011)
and the email from Jez Trevaskis dated 25.07.11 are considered acceptable and hereby approved.

- 11 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

The following details are considered acceptable and hereby approved:

Site Set Up Rev O, Construction Parking as set out email from Jez Trevaskis dated 28.01.11, Compound Layout, External Works Layout, Sales Area Layout P699/SA/01 Rev E,
Amended construction phase material storage compound and parking (August 2011)
and email from Jez Trevaskis dated 25.07.11.

- 12 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

The details provided in the letter from Barratt David Wilson dated 22nd October 2010 as amended by email of the 17th February 2011 from Matt Annalls and email of the 29th July 2011 from Andrew Munday (Barrett David Wilson) are considered acceptable and hereby approved.

- 13 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the occupation of the building(s) hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

The details in relation to refuse and shown on drawing External Works Layout 18-1690-009 Rev B are considered acceptable and hereby approved.

- 14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

The details of street lighting as shown on drawing number 4422.01 Rev C are considered acceptable and hereby approved.

- 19 No development shall be commenced on site until the existing buildings shall have been demolished and all resultant materials removed from the site unless otherwise approved in writing by the Local Planning Authority.

Demolition and removal of materials has taken place in a satisfactory manner.

- 20 No dwelling hereby permitted shall be constructed anywhere on the site until the road(s) have been laid to at least base course.

It is noted that the roads have now been laid to base course. It is noted that the dwellings were commenced prior to this being completed. It is not considered that any further action is now expedient in relation to this matter.

- 26 No development shall commence on the site until details of earthworks shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The agreed details shall be fully implemented before the buildings hereby permitted are first occupied.

The details in relation to earthworks/levels as shown on the External Levels Plan drawing number 4422:02 are considered acceptable and hereby approved.

- 27 No development shall commence until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years. The management plan shall thereafter be implemented in accordance with the approved details.

The Landscape management and maintenance plan BSH 17160 is considered acceptable and hereby approved.

- 28 No development shall take place unless and until a scheme showing measures which will be undertaken to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The details approved shall thereafter be fully implemented unless otherwise agreed in writing by the Local Planning Authority.

The details in relation to condition 28 as shown on Engineering Layout 4422:01 Rev. E and as detailed in the Letter of the 5th November from Barratt David Wilson are considered acceptable and hereby approved.

- 29 No development hereby permitted shall commence 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.

The details shown on Construction Details Drawing No. 4422:20 Rev A are considered acceptable and hereby approved.

- 30 The development hereby permitted shall not commence unless and until details of cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall thereafter be implemented in accordance with the approved details prior to the occupation of the buildings hereby approved.

The details shown on the External Works Layout 18-1690-009 Rev E and Plot 15 Cycle Parking P699/AGS/01 Rev E are considered acceptable and hereby approved.

- 31 No development hereby permitted shall commence unless and until details of measures proposed for ecological gain are submitted to and approved by the Local Planning Authority. The approved details shall thereafter be fully implemented prior to the occupation of the buildings.

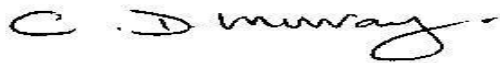
The details of landscaping as shown on the Landscape Proposals Plan BSH 17160 11 Revision D, email extract ACD Ltd 25.07.11, Bird Box Location Plan 18-1690-011 Rev G and email dated 14.12.11 from Andrew Mundy -Barrett David Wilson are considered acceptable and hereby approved.

- 32 The development hereby permitted shall be carried out strictly in accordance with the measures for mitigation for protected species set out in the submitted details from Aluco Ecology, submitted to Mr Eggesfield, Hampshire County Council Senior Ecologist and dated 22 May 2010 (copy enclosed). The following measures are to be implemented during the construction phase:
- 1) Trenches in excess of one metre in depth should be covered or secured and a means of escape provided for any animal that does fall in (a suitable escape can be provided by wooden planks placed at a 45 degree angle).
 - 2) Any temporarily exposed open pipe system should be capped in such a way to prevent badgers gaining access.
 - 3) Chemicals and fuels should be stored carefully and as far away from badgers paths as possible, and in accordance with the Code of Construction Practice.

This condition requires compliance rather than the submission of details. The confirmation that this condition will be complied with is noted.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions **2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 19, 26, 27, 28, 29, 30** and **31** of Planning Permission 10/53728/009.

- (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) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gvo.uk/pcs.
- (3) 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 and Development service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

02 April 2012