



Ref: A053120
Planning Portal Ref: PP-03318764

Date: 10th April 2014

Sally Smith
Planning Department
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Dear Mrs Smith,

Sainsbury's Supermarkets Ltd.
Hambledon Road, Waterloooville, PO7 7UA
Application to Discharge Conditions 5, 8, 10, 12, 13, 14, 18, 22 and 33 attached to application ref. APP/13/001190

On behalf of our client, Sainsbury's Supermarkets Ltd, please find enclosed an application to discharge conditions attached to planning permission ref. APP/13/001190. This permission was granted on 10th April 2014 and related to the:

"Variation of Condition 35 imposed on the original permission, No. APP/10/00793, which granted permission for the erection of a Sainsbury's food store, undercroft car park, PFS, pedestrian access ramp, and associated landscaping at Hambledon Road".

The details enclosed within this application relate to pre-commencement conditions 5, 8, 10, 12, 13, 14, 18, 22 and 33. This application has been submitted via Planning Portal, with the supporting documents sent on a CD under separate cover. A cheque made payable to Havant Borough Council for £97 has also been sent under separate cover, with the Planning Portal reference marked clearly on the back.

Condition 5 – Tree Removal, Retention and Protection

Condition 5 states:

"No development (except demolition and site clearance of the Salvador Caetano building) shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4m high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area".

Pursuant to Condition 5, please find enclosed the following documents:

- Drawing No. 779B-11-A: Tree Removal, Retention and Protection Plan

100 St John Street, London, EC1M 4EH
Tel: +44 (0)20 7250 7500 Fax: +44 (0)20 7250 7501 Email: info@wyg.com www.wyg.com

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Registered Office: Arndale Court, Headingley, Leeds, LS6 2UJ



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- Drawing No. 779B-12-B: PFS Tree Removal, Retention and Protection Plan
- Drawing No. 779B-13-D: Aston Road Tree Removal, Retention and Protection Plan
- Drawing No. 779B-15-C: Hambledon Road Tree Removal, Retention and Protection Plan

Condition 8 – Tree Removal, Retention and Protection

Condition 8 states:

"No development shall commence on the site until details of all works to or affecting trees on or adjoining the site have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998 1989 (Recommendations for Tree Work)".

Pursuant to Condition 8, please find enclosed the following documents:

- Drawing No. 779B-11-A: Tree Removal, Retention and Protection Plan
- Drawing No. 779B-12-B: PFS Tree Removal, Retention and Protection Plan
- Drawing No. 779B-13-D: Aston Road Tree Removal, Retention and Protection Plan
- Drawing No. 779B-15-C: Hambledon Road Tree Removal, Retention and Protection Plan

Condition 10 – External Materials Samples

Condition 10 states:

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

Pursuant to Condition 10, samples of materials will be provided to the Local Planning Authority under separate cover.

Condition 12 – Soft Landscaping Scheme

Condition 12 states:

"No development hereby permitted (except demolition and site clearance) shall be commenced until further details of the 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".

Pursuant to Condition 12, please find enclosed the following documents:

- Drawing No. 779B-23F: Detailed Soft Landscape Proposals
- Drawing No. 779B-29C and 779B-30A: Hambledon Road Root Barrier Details
- Drawing No. 779B-04F: Landscape Proposals Pedestrian Ramp, Maurepas Way
- Drawing No. 779B-08H: Maurepas Way Crossing Landscape Proposals



- Drawing No. 779B-27A: Maurepas Way Crossing Root Barrier Details
- Drawing No. 779B-20: Tree Pit Detail

Condition 13 – Hard Landscaping Scheme

Condition 13 states:

"No development hereby permitted (except demolition and site clearance) shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced 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".

Pursuant to Condition 13, please find enclosed the following document:

- Drawing No. 779B-22D: Hard Landscape Proposals – Public Realm – Store Front
- Drawing No. 779B-16A: Maurepas Way Crossing Detailed Hard Landscape Proposals

Condition 14 – Tree Damage Prevention Scheme

Condition 14 states:

"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 on, or adjacent to, 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 when such implementation is in progress".

Pursuant to Condition 14, please find enclosed the following document:

- Arboricultural Impact Assessment, Tree Protection Plan and Method Statements

Condition 18 – Bicycle Parking

Condition 18 states:

"Before the development hereby permitted (except demolition and site clearance) is commenced, details for the provision to be made for the parking of bicycles on the site, including the location, quantum and specification of cycle parking provision, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a phasing plan agreed by the Local Planning Authority and thereafter retained for their intended purpose".

Pursuant to Condition 18, please find enclosed the following document:

- Drawing CHQ.08.8455 – PL127 A: Bicycle Parking Details



Condition 22 – Landscape Management Plan

Condition 22 states:

"No development (except demolition and site clearance) 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".

Pursuant to Condition 22, please find enclosed the following document:

- Landscape Management Plan

Condition 33 – Recycling Facility

Condition 33 states:

"The development hereby permitted (except demolition and site clearance) shall not commence until plans and particulars of the design and operation of the on site recycling facility, including measures to minimise noise from the facility have been submitted to and approved in writing by the Local Planning Authority. The facility shall thereafter be implemented and operated in accordance with such approved details".

Pursuant to Condition 33, please find enclosed the following document:

- Drawing CHQ.08.8455 – PL129: Recycling Details

I trust everything has been submitted to enable the registration and validation of the application, and I look forward to receiving confirmation of this in due course. In the meantime if you require any further information please do not hesitate to contact me or my colleague, Gary Morris, at this office.

Yours Sincerely,

A handwritten signature in black ink that reads 'Alice Broomfield'.

Alice Broomfield
Assistant Town Planner
For and on behalf of WYG