

SCHEDULE OF DOCUMENTS RELATING TO SPECIFIC RESERVED MATTERS AND DISCHARGE OF CONDITIONS

PWP: PLANNING CONDITION DISCHARGE				
	Harts Farm Way, Havant APP/10/00737 http://www5.havant.gov.uk/ACOLNETDCOnline/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=56615	Job No: 4812		Date: 13 September 2013
No:	Condition Description	Discharge Priority	Condition Discharge	Drawing document Reference
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 51 of the Planning and Compulsory Purchase Act 2004.		Statement	N/A
2	Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of the grant of this planning permission. Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to assist the longer term marketing of the site in the current economic market.		Statement	N/A
	No phase of the development hereby permitted shall commence until plans and particulars specifying the detailed proposals for the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority or otherwise agreed in writing by the Local Planning Authority as part of a phased development of the site: (i) The reserved matters: (a) The layout, scale, appearance of all the buildings; (b) The means of access thereto from an existing or proposed highway (including pedestrian, cycles, and vehicles); (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:	Prior to commencement of development/phase	Live	PWP Architects Drawing Nos. 4812/1057A, 1058A, 1006L, 1007M 1008E, 1009J, 1056C, 1101A, 1102A 1200A and 1400A Design & Access Statement Upton McGougan Drawing Nos. 034.0036-2100P3 and P3a, 2101 P2, 2102P3 Barrell Tree Consultancy Arboricultural Report and Drawing no. 13262-BT1 PWP Architects Drawing Nos. 4812/1101A, Upton McGougan Drawing Nos. 2100P3, 2101P2 and 2102P3 PWP Architects Drawing Nos. 4812/1101A, 1102A, Barrell Tree Consultancy Report & Drawing no. 13262-BT1

(d) The layout of the development including the positions and widths of roads and footpaths; (e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels; (f) Access facilities for the disabled; (g) The layout of foul sewers and surface drains; (h) The manner of treatment of existing water courses and ditches; (i) Landscaping including 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; (j) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas; (k) The alignment, height and materials of all walls and fences and other means of enclosure; (l) Hard surfacing proposals including surfacing materials; (m) The provision to be made for the parking, turning, loading and unloading of vehicles; (n) The provision to be made for the storage and removal of refuse from the premises; (o) The provision to be made for street lighting; (p) The provision to be made for external lighting; (q) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development; (r) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;		PWP Architects Drawing Nos. 482/1058A and 1006L Upton McGougan Drawing Nos. 034.0036-2100P3 and 2101P2 PWP Architects Drawing Nos. 4812/1058A, 1101A and 1006L PWP Architects Drawing Nos. 4812/1058A, 1101A, 1006L and 1007M Upton McGougan Drawing Nos. 034.0036-2100P3, 2101P2 and 2151P1 Upton McGougan Drawing Nos. 034.0036-2100P3, 2101P2, 2102P1, 2104P2, 2105P1, 2106P1, 2110P1, 2147P1, 2148P1, 2149P1, 2150P1, 2151P1, 2153P1, 2154P, 2155P1, 2156P1, 2157P1, 2158P2, 2159P1, 2160P1, 2161P1, 2162P2, 2163P1, 2164P2, 2166P1, 2167P1, Upton McGougan Drainage Strategy Cain Drawing No. 13075/101/Jed Cain Drawing No. 13075/101/JED plus all Upton McGougan information and their Drainage Strategy Document Barrell Tree Consultancy Arboricultural Appraisal and Method Statement and B.T.C. Drawing No. 13262-BT1 PWP Architects Drawing Nos. 4812/1102A and PWP Architects Design & Access Statement, Barrell Tree Consultancy Arboricultural Appraisal, Method Statement and BTC Drawing No. 13262-BT1 PWP Architects Drawing Nos. 4812/1101A, 1058A and 1009J PWP Architects Drawing Nos. 4812/1101A Upton McGougan Drawing Nos. 034.0036 2100P3 and 2101P2 PWP Architects Drawing Nos. 4812/1058A and 1101A and the Design & Access Statement PWP Architects Drawing Nos. 4812/1058A and 1101A and the Design and Access Statement Upton McGougan Drawing Nos. 034.0036-2100P3 and 2101P2 PWP Architects Drawing Nos. 4812/1058A and 1101A and the Design and Access Statement Barrell Tree Consultancy Arboricultural Report and Method Statement and BTC drawing no. 13262-BT1 PWP Architects Drawing no. 4812/1200A
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	(s) A phased programme for implementation of the development; (t) The provision to be made for the parking of cycles. (u) The provision to be made for CCTV. (v) The provision for bat access points within the development. (w) The provision of a 3m wide footway/cycleway across the frontage of the site. Reason: In order to secure a satisfactory, safe and sustainable form of development and to ensure that the completed development provides an acceptable layout having regard to the National Planning Policy Statements and development plan policies as set out in the informatives.			PWP Architects Drawing No. 4812/1200A PWP Architects Drawing No. 1101A PWP Architects Design and Access Statement Ecosa Ecological Assessment PWP Architects Design & Access Statement Cycleway already exists at Harts Farm Way
4	No development shall take place within the area of the application (this would be the area of the archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policies and proposals CS11 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Guidance 16.	Prior to commencement of development	Live	Museum of London Archaeological Assessment and PWP Architects Design & Access Statement
5	No part of the development (other than site investigations and remedial works, the demolition and clearance of the site, provision of service and infrastructure works including works by statutory undertakers, construction to base course of any access/egress and estate roads and completion of the stream diversion and pond alterations/formation) shall commence without the written approval of the Local Planning Authority until such time as the off site highway improvements for the roundabout junction between the A27 westbound off slip and Harts Farm Way and for the Bedhampton Roundabout have been carried out to the satisfaction of the Local Planning Authority and the Highway Authority. Reason: In the interests of highway safety and having due regard to policies CS16, CS20 and DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.	Prior to commencement of development	Live	N/A
6	No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority. Reason: To prevent pollution of the water environment as the site may be contaminated due to the previous use and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9 and 23.	Prior to commencement of development	Live	Structural Soils Investigation Report Upton McGoogan Drainage Strategy
7	No development approved by this permission shall be implemented until a	Prior to implementation of	Live	Cain Drawing No. 13075/101/JED

	detailed design for the proposed relocated route of the watercourse that crosses the application site has been agreed in writing by the Local Planning Authority. Reason: To ensure the adequate conveyance of water past the site, prevent pollution of the environment and to ensure re-creation of the biodiversity of the current watercourse corridor and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9 and 23.	development		Plus all relevant Upton McGoogan Information
8	No development hereby permitted shall commence on each phase until a timetable for the implementation and a scheme for the provision of foul drainage works for that phase have first been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the details and timescale approved. Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9 and 23.	Prior to commencement of development phase	Live	PWP Architects Drawing No. 4812/1200A & Upton McGougan Drainage Strategy
9	No development hereby permitted shall commence on each phase until a timetable for the implementation and a scheme for the provision of surface water for that phase have first been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the details and timescale approved. No soakaway shall be constructed in contaminated ground. Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9, 23 and 25.	Prior to commencement of development phase	Live	Upton McGougan Drainage Strategy & all relevant Upton McGougan Drawings
10	Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof waters shall not pass through the separator. Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9, 23 and 25.		Statement	N/A
11	The method of piling foundations for each phase of the development shall be carried out in accordance with the scheme to be submitted to and approved in writing by the Planning Authority prior to that phase of the development commencing. Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of the underlying aquifer and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 23 and 25.	Prior to commencement of development phase	Live	N/A
12	No development shall commence until detailed proposals for the protection/diversion of the public sewer that crosses the site have been submitted to and approved in writing by the Local Planning Authority. If diversion of the public sewer is proposed and approved no construction works shall commence until the diversion of the sewer has been completed. Reason: To secure the protection/diversion existing sewers and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy	Prior to commencement of development	Live	Upton McGougan Drainage Strategy plus all relevant Upton McGougan Drawings

	Statements 9, 23 and 25.			
13	Not more than 25% of the gross floorspace hereby approved shall be used for principal B8 (storage and distribution) use unless agreed otherwise in writing by the Local Planning Authority. Reason: In the interest of maximising employment and having due regard to policies CS6 and DM3 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 4.		Statement	N/A – Separate application to remove the condition
14	The construction of the buildings shall not commence until such time as a Site Travel Plan has been submitted to and approved by the Local Planning Authority; the approved plan to be implemented within 3 months of the occupation of the first buildings. Reason: In order to encourage the use of alternative modes of transport and reduce dependency on car use and having due regard to policies CS16, CS20, DM11, DM12 and DM14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.	Prior to commencement of development.. and implementation	Live	N/A – Site Travel Plan to be submitted once building user has been identified
15	The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority. Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with conditions 1-14 above.		Statement	N/A