



Havant
BOROUGH COUNCIL

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Ms Mitchell
WYG Planning & Environment
100 St. John Street
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For: Sainsbury's Supermarkets Ltd.

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/13/00655

Site Address: Site adjacent to Wellington Retail Park, Hambledon Road, Waterloooville

Proposal: Installation of pedestrian access ramp (revised to ramp approved in Planning Permission APP/12/00835), to Maurepas Way.

Further to your application received on 01 July 2013, Havant Borough Council as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development hereby permitted shall be commenced until a 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.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 No development 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. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres 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.

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 policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby approved shall be constructed and in use prior to the opening to the public of the retail development approved under planning permission APP/12/00835 dated 7th March 2013.

Reason: To provide improved linkages between the approved retail development and Waterlooville Town Centre and having due regard to policies CS6, CS16 and DM11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

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

- Application covering letter
- Application form and Certificates dated 26 June 2013
- Drawing No. CHQ.08.08455 – PL150A, Site Location Plan (1:1250 @ A2)
- Drawing No. CHQ.08.08455 – PL152, Existing Pedestrian Ramp (1:500 @ A2)
- Drawing No. 4483-004 C3, Ramp Plans & Details (As indicated @A1)
- Drawing No. 4483-005 C4, Pilecap & RC Ramp Details (As indicated @ A1)
- Drawing No. 4483-006 C2, Concrete Ramp Details (1:50 @ A1)
- Drawing No. 4483-007 C3, Steelwork Details (As indicated @ A1)
- Drawing No. 4483-008 C2, Enlarged Plan Details (As indicated @ A1)
- Drawing No. 4483-009 C2, Steelwork Details (As indicated @ A1)
- Drawing No. 4483-010 C2, Ramp Elevations (1:100 @ A1)
- Drawing No. 4483-011 C3, Pile and Pilecap Layout (As indicated @ A1)
- Drawing No. 4483-015 C2, Setting-out Layouts (As indicated @ A1)
- Drawing No. 4483-020 C1, Existing Ramp Infill (As indicated @ A1)
- Drawing No. 4483-201 P1, Ramp Layout Plan Showing Existing Services and Proposed Sections (1:200 @ A1)
- Drawing No. ZSSLWVILLE2.2/50, S278 Agreement Highway Improvements

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (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.gov.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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

23 August 2013