
Site Address: Site of Salvador Caetano Coach Builders, Hambledon Road, Waterloooville

Proposal: Variation of Condition 35 of Planning Permission APP/12/00835 to amend the approved plans for the food store, car park, Petrol Filling Station and pedestrian ramp; those alterations to comprise extension to the atrium, minor alterations to the Petrol Filling Station Kiosk and a minor rearrangement of plant machinery on the roof.

Application No:	APP/13/01190	Expiry Date:	26/02/2014
Applicant:	Sainsbury's Supermarkets Ltd.	Team:	Team 2
Agent:	Ms Mitchell	Case Officer:	Sally Smith
	WYG Planning & Environment		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises the former industrial units of the Salvador Caetano coach works, 19A Aston Road, the former Sprintprint site on Aston Road and the previous Household Waste Recycling Centre (HWRC) on Hambledon Road. The application site also extends across to the junction of Aston Road and the B2150, along the pedestrian route through the Wellington Retail Park and across Maurepas Way in order to accommodate the highway and linkage proposals. The site extends to 3.2 hectares. The buildings on the site have been demolished.
- 1.2 To the north west of the site is the residential 2 storey property, 18 Hambledon Road, and beyond are other residential properties in Hambledon Road. To the south west are the three retail units of Dreams, Halfords and Jollyes. The Wellington Retail Park is to the south east, and to the north east of the site are industrial units accessed from Aysgarth Road and Aston Road.

2 Planning History

09/58694/007 - Demolition of existing buildings and erection of 1No. A1 retail store, undercroft car park, pedestrian access ramp and associated landscaping and highway works. Site of Salvador Caetano and 19A Aston Road sites. Withdrawn 19/03/2010.

09/53307/003 – Redevelopment of site as petrol filling station. Erection of kiosk, canopy, car wash and associated works. Site of Sprintprint, Regent House, Aston Road, Waterloooville. Withdrawn.

APP/10/00793 - Demolition of existing buildings and erection of food store, undercroft car park, 6 no,pump PFS, pedestrian access ramp and associated landscaping. Permit subject to S106 22/12/2011

APP/12/00835 - Variation of condition 35 of planning permission APP/10/00793 to amend approved plans relating to; a reduction in height of the main building; alterations to glazing; alterations to highway layout; changes in landscaping and other

small amendments. Permit subject to S106. 7/3/13/

APP/13/00358 - Erection of petrol filling station kiosk. (Amendment to APP/10/00793).
Permit

APP/13/00655 - Installation of pedestrian access ramp (revision to ramp approved under APP/12/00835). Permit

3 Proposal

- 3.1 The proposal is to vary condition 35 of the permission 12/00835 for the foodstore to substitute a number of drawings to make some material minor changes to the proposal. These changes are:
- to extend the atrium by 39 sq m to provide for a larger footprint in the entrance area. This is in order to alter the position of the travellers which assists with adjustments to the store layout at first floor. As a consequence of this change the tree that was approved by the entrance has gone with the reduced outside public realm area. The extension is part full height and part single storey.
 - The PFS has previously been altered under APP/13/00358 to slightly alter its shape and size from that approved under 12/00835. The approved changes under the 13/00358 permission are incorporated into this proposal to pull together all changes under the one application.
 - A change to the disposition of the plant on the roof.

4 Policy Considerations

National Policies
NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS6	(Regeneration of the Borough)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF
TC1 (Hierarchy of Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager - no comments

Landscape Team - 2 trees have been removed from the entrance area. (Comment: There was only one tree in this area on the 12/00835 permission)

Urban Design - changes not considered sufficient for consultation.

Development Engineer - Queries if any changes to road layout and if so whether County are happy. (Comment: The proposals do not alter the approved layout for the roads.)

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 37

Number of site notices: Three

Statutory advertisement: 13/12/2013

Number of representations received: None

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) Principle of development
- (ii) Design and Effect on Street Scene
- (iii) Effect on Neighbouring Properties

(i) Principle of development

7.2 The principle of the development has been established by the earlier permission 12/00835 that varied the original permission 10/00793. There will be a deed of variation that links the earlier S106 to this permission so all matters that have been committed to are carried forward to this fresh permission. The floorspace of the store has only increased in the entrance area and there is no change for the proposed access and parking for vehicles. There is not therefore considered to be any change in the impact on the vitality and viability of Waterlooville town centre, on the general

environment or on employment. This report therefore does not consider the following that were addressed on the original application 10/00793:

Impact on the Vitality and Viability of Waterlooville town Centre
Effect on Environment
Employment

The report continues with addressing the matters that relate to the changes that have been proposed to the scheme.

(ii) Design and Effect on Street Scene

7.3 The design principles have been followed with the extension at the entrance - provided by a small increase of 39 sq.m. . However, the extension is partly full height and partly at ground floor only. The canopy extends over the single storey element. The changes are considered to be in keeping with the main design of the building and will not alter the design approach for the glazed atrium. The single storey element will in fact provide an opportunity for displaying the signage on its roof. This will be preferable to displaying it on top of the full height atrium. The extension does result in a reduction in the public realm area but there remains an adequate paved area between the entrance and Aysgarth Road to provide a set back and provide a suitable circulation area for approaching customers. Landscape have expressed concern over the loss of two trees from this area. It is in fact one tree that has been lost but this is considered acceptable. The remaining area is considered too limited to adequately accommodate a tree in a busy entrance area.

7.4 The changes to the PFS kiosk have already been approved and are therefore considered acceptable. The repositioning of the plant on the roof is still in the same area and will have no change in impact.

(iii) Effect on neighbouring Properties

7.5 The changes in the atrium are on the side away from the dwelling at 18 Hambledon Road and so should have no impact. The changes in the plant positioning should also have no impact for the neighbours as their location remains in the same area on the roof.

8 Conclusion

8.1 The changes proposed are considered minor in nature and will not effect the overall nature and quality of the scheme. The changes accord with policy CS16 which is the most relevant to the changes proposed. The increase in floorspace generates a CIL requirement of £9,120 which has been notified to the applicant. In addition, a Supplementary S106 Agreement is being prepared to link the application back to the original permission. The conditions proposed are as before but for amendments to take account of the detailed permission for the ramp and the fact that the HWRC has already been moved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01190 subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3

years from 22 December 2011 the date on which planning permission APP/10/00793 was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development hereby permitted (except demolition and site clearance) 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 and details before the use of the store commences.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 3 No development (except demolition and site clearance) 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.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and National Planning Policy Framework 2012.

- 4 No development hereby permitted (except demolition and site clearance) shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained on or adjacent to the site, 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.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site, and having due regard to policies CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 5 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 2.4 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 CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 6 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.
- 7 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.
- 8 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).
Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.
- 9 Any excavation work, including foundations, within the existing crown spread of the trees to be retained shall be carried out only by hand and under the supervision of a representative of the Local Planning Authority. Any roots over 25mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.
Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.
- 10 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 and of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 11 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes, including the extraction of fumes from cooking processes, shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 12 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 13 No development, (except demolition and site clearance) 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.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 14 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.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality, and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 15 No development hereby permitted, nor site clearance, shall commence until a method statement to include plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed temporary and permanent site boundary screen walls, fences (including the acoustic fence hereby approved parallel to and in close proximity to the side boundary of 18 Hambledon Road) and other means of enclosure, together with a programme for their installation, (and where appropriate, removal) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the approved means of enclosure shall be installed (and, in the case of the temporary fencing, removed) in accordance with the agreed programme and the permanent screening shall thereafter be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 16 No development hereby permitted 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.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 17 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 18 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.

Reason: To encourage sustainable travel and having due regard to policies CS16 and DM11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 19 No development hereby permitted 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.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 20 The development hereby permitted, (except demolition and site clearance) 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.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 21 The development hereby permitted (except demolition and site clearance) shall not commence until details of a lighting strategy for external lights and internal lighting that can be seen from outside the premises has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

- 22 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.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 23 No development hereby permitted, (except demolition and site clearance) shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter not be carried out otherwise than in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- (a) The art feature to be displayed on the outside of the store
- (b) Signage and notice boards on the site of the store
- (c) The barrier across the vehicular entrance to the store
- (d) CCTV
- (e) Trolley bays
- (f) Litter bins

Reason: To ensure the appearance and nature of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 24 The store hereby permitted shall not open to the public before 07.00 hours or remain so open after 23.00 hours on Monday to Saturday or before 10.00 hours or remain so open after 17.00 hours on Sundays unless otherwise agreed in writing for special seasonal days by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 25 The petrol filling station hereby permitted shall not open to the public before 06.30 hours or remain so open after 23.30 hours on Monday to Saturday or before 07.00 hours or remain so open after 23.00 hours on Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 26 Deliveries of fuel by tankers shall not be made to the petrol filling station between the hours of 00.00 and 06.00 Monday to Saturday and 00.00 and 07.00 on Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 27 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no vehicle or pedestrian access shall be formed to the site other than that shown on the approved plans attached to this decision without the prior written approval of the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 28 Development (except demolition and site clearance) shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context

of the development, has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance, and having due regard to policies CS15, CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

Note: The Flood Risk Assessment (FRA) by Mayer Brown shows that there will be no increase in flood risk as a result of the development provided that surface water from the site is attenuated. However, the FRA does not state how this will be achieved in detail, and therefore it is necessary to attach the above planning condition to any planning permission. Annex F of Planning Policy Statement 25 – “Development and Flood Risk” (PPS25) requires that surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account. There is a potential of contamination from loading areas, the petrol filling station etc, and it is important that drainage from these areas does not enter the surface water drainage system where it could cause pollution to local streams.

- 29 Prior to commencement of development, a working method statement to cover the phases of demolition, site clearance and construction shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: A large development will present risks to adjacent trees to the site and the environment with the movement and storage of large quantities of chemicals and fuel and the possibility of large scale de-watering. Plans must be in place to reduce the possibility of damage to trees and pollution arising from these activities and to ensure the development is carried out in accordance with Policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 30 Written documentary evidence demonstrating that the development has achieved a minimum of 'Very Good' against the BREEAM standard shall be submitted to the Local Planning Authority within 6 months of the first occupation (for trading) of the development hereby granted, unless an

otherwise agreed timeframe is agreed in writing by the Local Planning Authority. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 31 The development hereby permitted (except demolition and site clearance) shall not commence until details of the ramp to Maurepas Way have been submitted to and approved in writing by the Local Planning Authority (unless the ramp is to be constructed to accord with planning permission APP/13/00655).

Reason: To provide improved linkages to 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.

- 32 The store shall not open for trading before the ramp to Maurepas Way has been constructed in accordance with the details approved under condition 31 of this permission or planning permission APP/13/00655, and is available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide improved linkages to 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.

- 33 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.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

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

Application form (revised 07.06.11) supplemented by application form dated 06.08.12

Completed Certificate C (issued 06.12.2012)

Site Location Plan 08.8455 PL.101

Existing Site Plan 08.8455 PL.102

Proposed Site Plan 08.8455 PL.103 M

Proposed Car Park Plan 08.8455 PL.104K

Proposed Store Plan 08.8455 PL.105 A

Proposed Elevations 08.8455 PL.106D

Proposed Sections 08.8455 PL.107E

Proposed Roof Plan 08.8455 PL.108B

Proposed Visuals 08.8455 PL.109A

Proposed Pedestrian Ramp 08.8455 PL.110E

Existing Caetano and 19A Aston Road 08.8455 PL.111
 Existing and Proposed Additional Sections 08.8455 PL.112D
 Proposed PFS Elevations 08.8455 PL.113E
 Pedestrian Links with MDA 08.8455 PL.114C
 Proposed Section and Elevation 08.8455 PL.115A
 Shadow Pattern Analysis 08.8455 PL.116
 Proposed Service Yard Details 08.8455 PL.124
 Proposed Site Plan Highways Overlay 08.8455 PL125AWYG Lette
 Economic Development Statement September 2010 (Statistical tables updated
 24.02.11 in response to NLP comments)
 Flood Risk Assessment
 Employment Land Review October 2010 (plus additional marketing information
 issued to Lucy Howard on 25.03.11)
 Landscape Statement
 Tree Survey Plan 779B-01
 Tree Survey Schedule
 Tree Removal, Retention and Protection Plan Aston Road 779B-13 C
 Tree Removal, Retention and Protection Plan No 18 Hambledon Road
 779B-15 A
 Landscape Proposals 779B-03G
 Landscape Proposals Pedestrian Ramp 779B-04
 Maurepas Way Crossing Landscape Proposals (Option 3) 779B-08D
 Proposed Car Park Barrier 1/45
 Design and Access Statement
 Transport Assessment and Appendices A - L
 Concept Design Report
 Access Arrangements
 Road Safety Audit
 Travel Plan
 Proposed Highway Layout 43A
 Highway Layout Overlay 1/44
 Kirk Saunders Ramp 3D Views and Typical Section 4483-002 T4
 Renewable Energy and Efficiency Statement
 Report on Community Engagement
 Noise Assessment
 Air Quality Assessment
 Covering Letter 21.10.11
 WYG Letter 24.02.11 Re: NLP Comments)
 WYG Letter 13.05.11
 SSL Letter 02.06.11
 WYG Letter 06.06.11 (Re: 18 Hambledon Road)
 WYG Letter 04.07.11
 WYG Letter 07.08.12

Reason: - To ensure provision of a satisfactory development.