Havant BOROUGH COUNCIL

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Mr G Morris
WYG Planning
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/10/00793
Site Address: Salvador Caetano Coach Builders, Hambledon Road, Waterlooville
Proposal: Demolition of existing buildings and erection of food store, undercroft car park, 6No. pump PFS, pedestrian access ramp and associated landscaping.

Further to your application received on 22 October 2010, which was valid from 28 June 2011, 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 (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.

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 Planning Policy Statements 23 and 25.

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.

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.

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.

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.

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.

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.

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 Planning Policy Statement 1.

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 Planning Policy Statements 1, 23 and 24.

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 Planning Policy Statements 1 and 9.

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 Planning Policy Statements 1 and 25.

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 Planning Policy Statements 1 and 9.

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 Planning Policy Statement 1.

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.

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 Planning Policy Guidance 13.

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 form part of the Local Development Framework.

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 form part of the Local Development Framework.

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 form part of the Local Development Framework.

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.

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.

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 noticeboards on the site of the store

(c) The barrier across the vehicular entrance to the store
(d) CCTV
(e) Trolleybays
(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 Planning Policy Statement 1.

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 Planning Policy Guidance 23.

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 Planning Policy Guidance 23.

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 Planning Policy Statement 23.

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.

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 Planning Policy Statements 23 and 25.
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 form part of the Local Development Framework and Planning Policy Statement 23.

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 Planning Policy Statement 22.

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.
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 Planning Policy Statements 1 and 4, and Planning Policy Guidance 13.

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, 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, Planning Policy Statements 1 and 4 and Planning Policy Guidance 13.

33 The store shall not open for trading before the Household Waste Recycling Centre (HWRC) ceases to operate, unless otherwise agreed in writing by 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.

34 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.

35 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application form (revised 07.06.11)
Completed Certificate C (issued 28.06.11)
Notice Number 1 (issued 28.06.11)
Site Location Plan 08.8455 PL.101
Existing Site Plan 08.8455 PL.102
Proposed Site Plan 08.8455 PL.103 F
Proposed Car Park Plan 08.8455 PL.104E
Proposed Store Plan 08.8455 PL.105
Proposed Elevations 08.8455 PL.106B
Proposed Sections 08.8455 PL.107C
Proposed Roof Plan 08.8455 PL.108
Proposed Visuals 08.8455 PL.109A
Proposed Pedestrian Ramp 08.8455 PL.110C
Existing Caetano and 19A Aston Road 08.8455 PL.111
Existing and Proposed Additional Sections 08.8455 PL.112B
Proposed PFS Elevations 08.8455 PL.113B
Pedestrian Links with MDA 08.8455 PL.114C
Proposed Section and Elevation 08.8455 PL.115
Shadow Pattern Analysis 08.8455 PL.116
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 779B-002
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
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011

TC1	(Hierarchy of Centres)

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS14	Efficient Use of Resources
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
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

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 4	(Planning for Sustainable Economic Growth)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)
PPS22	(Renewable Energy)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the impact on the vitality and viability of Waterlooville Town Centre, highway and transport considerations, the design and effect on the streetscene, the effect on neighbouring properties, the effect on environment, employment and other issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.

(4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 22 December 2011 which requires:

Transport Contribution

- Payment of a Transport Contribution of £45,000 towards measures contained within the Havant Transport Infrastructure List.

Highway Works (to be subject to a S278 Highways Agreement)

- Repositioning of the signal controlled junction of B2150 Hambledon Road and Aston Road
- Realignment and widening of Aston Road
- Hambledon Road improvements to facilitate access to the Petrol Filling Station
- Repositioning of Hambledon Road and Aston Road roundabout
- Provision of new site access from Aston Road
- Provision of Pedestrian Ramp on the northern side of Maurepas Way
- Provision of Controlled Pedestrian Crossing on Maurepas Way
- Removal of ‘stepped ramp’ from southern side of underpass and creation of an improved public realm area at the southern side of the Maurepas Way crossing
- Maintenance contribution to County Council for new ramp

Travel Plan

- Implementation of a Workplace Travel Plan
- Payment of the Travel Plan Approval and Monitoring Fees
- Provision of a surety mechanism to ensure implementation of the Travel Plans

Other Highway Matters

- Agreement and implementation of a 'Construction Traffic Management and Routing Agreement', to secure the provision for site access, turning, parking and management of construction vehicles throughout the construction phase, along with measures to prevent mud and debris from being carried onto the public highway
- Implementation of a Car Parking Management Plan

Public Realm and Linkage Improvements

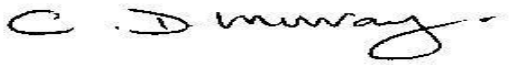
- Financial contribution of £18,400 to Havant Borough Council towards new paving between Maurepas Way and London Road
- Financial contribution of £8,300 to Havant Borough Council for the provision of town centre signage and information boards.

Employment and Skills

- Commitment to work with Job Centre Plus and Havant Borough Council on an employment/recruitment strategy to target locally unemployed people.
- Commitment to provide opportunities for ongoing employee skills development.

Air Quality

- A contribution of £10,000 towards Air Quality Monitoring.'



Mr Chris Murray
Service Manager (Planning Development)

22 December 2011