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BOROUGH COUNCIL

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**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Discharge of Conditions Application

Application Number: APP/11/00886

Site Address: Dukes Meadow Phase II, Hambledon Road, Waterlooville

Proposal: Discharge of Condition No's 7iiK, 7iiP, 7iiQ, 16, 19, 30/31, 33i, 33ii, 33iii, 33iv, 33v, 33vi, 33vii, 33viii, 33ix & 33x of Planning Permission 05/40000/000.

This decision relates to your application received on 18 March 2011 which was valid from 20 April 2011, and in particular the plans and other documents submitted with your application.

The conditions in respect of which information has been submitted are:

- 7 No development hereby permitted shall commence, unless otherwise agreed in writing by the Local Planning Authority, in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" and "other matters" have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter the development hereby approved shall be carried out in accordance with the approved details.
- (k) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
 - (p) The provision to be made for street lighting;
 - (q) The provision to be made for external lighting;
- Reason:** To secure orderly development and having due regard to policies D1, PC1 and L7 of the Havant Borough District Wide Local Plan 1996-2011.
- 16 No development hereby permitted shall commence in any phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drainage systems 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 to serve the agreed phase of development 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 policy US4 of the Havant Borough District Wide Local Plan 1996-2011.

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- 19 Development shall not commence until a scheme to mitigate the effect of any contamination of the site has been submitted to an approved in writing by the Local Planning Authority. The approved scheme shall be based upon a detailed site investigation and assessment of the extent of any contamination present and shall specify the measures to be taken to avoid risks to the public, buildings and the environment when the site is developed. The site investigation report is to be included within the scheme details. Unless agreed otherwise in writing by the Local Planning Authority the approved scheme shall be completed prior to the occupation of the buildings.
- Reason:** In the interests of health and safety and safeguarding the amenities of the locality and having due regard to policy PC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 30 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development shall commence on the site until an ecological survey, where appropriate, of that phase and any other land likely to be significantly effected by the proposed development, as identified on drawing no. JWR.0457-56-1, has been carried out and details including an assessment of the impact of the proposed development and any appropriate measures to alleviate this shall have been submitted to and approved in writing by the Local Planning Authority concurrently with the submission of site layout drawings
- Reason:** To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area and having due regard to policy NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 31 No phase of development shall commence on the site until details of the provision of ecological mitigation measures for that phase and any other land likely to be effected by the proposed development, including the provision of the wetlands areas, have been submitted to and agreed in writing the Local Planning Authority. The mitigation measures shall include a programme for their implementation specifying start and completion dates and the provision of a management regime for these areas thereafter. Unless otherwise approved in writing by the Local Planning Authority, the mitigation measures shall be implemented in accordance with the approved programme.
- Reason:** To ensure effects of the development upon the natural environmental are adequately mitigated and having due regard to policy NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 33 No development within a phase shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the Local Planning Authority, to include details of:
- (i) Construction traffic routes in the local area;
 - (ii) Parking for vehicles of site personnel, operatives and visitors;
 - (iii) Loading and unloading of plant and materials;
 - (iv) Piling techniques;
 - (v) Storage of plant and materials;
 - (vi) Programme of works (including measures for traffic management and operating hours);
 - (vii) Provision of boundary hoarding and lighting has been submitted to and approved in writing by the Local Planning Authority;
 - (viii) Protection of important trees, hedgerows and other natural features;
 - (ix) Measures to reduce mud and spoil on the highway;
 - (x) Details of proposed means of dust suppression and noise mitigation.
- Only the approved details shall be implemented during the construction period as appropriate.
- Reason:** To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as detailed in:

- Landscape and Ecology Report, Old Park Farm, Waterlooville Phase 2 Development Parcel Ref JSL1734 (Rev A) received 18 March 2011
- Drainage Layout 4421:01 E received 18 March 2011
- Ecology survey report dated 3 December 2010 received 18 March 2011
- Traffic Management Plan 1200-SP-04 received 18 March 2011
- Site Compound Layout Plan 1200-SP-05 received 18 March 2011
- Site Build Programme 1200-SP-06 received 18 March 2011
- Statement re measures to prevent mud on highway received 18 March 2011
- Noise Statement received 18 March 2011
- Geo-technical and Geo-environmental Investigation received 20 April 2011
- Construction Route Drawing 11090187/58D
- Hoarding Plan HO/100/- received 20 April 2011

as meeting the information requirements for Phase 2 of the development of conditions 7iik, 7iip, 7iiq, 16, 19, 30, 31, 33i, 33ii, 33iii, 33iv, 33v, 33vi, 33vii, 33viii, 33ix and 33x of planning permission 05/40000/000 dated 4 January 2008.

- (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.



Mr Chris Murray
Service Manager (Planning Development)

15 November 2011