

19th July 2020



Part of the Vistry Group

**FAO Daphney Haywood
Principle Planner**

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Sent electronically only

PP-08977765

Dear Ms Haywood

Vistry Southern
1A Guildford Business Park
Guildford
Surrey
GU2 8XG

Tel: 01483 705100

Fax: 01483 705111

Vistrygroup.co.uk

Town and Country Planning Act 1990

WOODCROFT FARM – DISCHARGE OF CONDITIONS 3, 4, 8, 14, 16 & 17 (Phase 2)

Site Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

I am writing with regards to the above site and to submit an application to discharge planning Condition 3, 4, 8, 14, 16 & 17 associated with the above site and pursuant to the Outline Planning permission Ref. APP/13/00804:

“Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015).”

Condition 3 – Engineering Layout

I set out below the information submitted in relation to condition 3 which we are seeking to discharge as follows:

Document Title	Reference	Revision
Road Markings & Signage	192931-010	C1
S38 Adoption Plan	192931.031	C1
Highway Construction Details Sheet 1	192931-035	C1
Highway Construction Details Sheet 2	192931-036	C1
Highways Long Sections & Drainage Sheet 1	192931-041	C1

Highways Long Sections & Drainage Sheet 2	192931-042	C1
Highways Long Sections & Drainage Sheet 3	192931-043	C1

Condition 3 requires information on the alignment, width, gradient and type of construction proposed for all footways, roads and the relevant horizontal cross and longitudinal sections. The following has been submitted in support of each point.

- Alignment and Width
 - The referenced Road Markings & Signage and S38 Adoption Plan show all the roads on the proposed development and their associated alignments and widths.
- Gradient and cross sections
 - The gradients and horizontal cross and longitudinal sections can be seen in the referenced Highways Long Sections & Drainage sheets 1-3 along with the Highway Construction Details Sheet 1 & 2.

Condition 4 – Levels

I set out below the information submitted in relation to condition 4 which we are seeking to discharge as follows:

Document Title	Reference	Revision
External Levels, Contours & Kerbing – Sheet 1	192931-071	C1
External Levels, Contours & Kerbing – Sheet 2	192931-072	C1
External Levels, Contours & Kerbing – Sheet 3	192931-073	C1
External Levels, Contours & Kerbing – Sheet 4	192931-074	C1
External Levels, Contours & Kerbing – Sheet 5	192931-075	C1

The plan referenced above provides details of finished levels of both proposed buildings ground floors and the surrounding ground levels. It shows the location of required retaining walls and kerbing detail along with proposed gradients as a result of the proposed development.

Condition 8 – Hard surfaced materials

I set out below the information submitted in relation to condition 8 which we are seeking to discharge as follows:

Document Title	Reference	Revision
S38 Adoption Plan	192931-031	C1
Highway Construction Details Sheet 1	192931-035	C1
Highway Construction Details Sheet 2	192931-036	C1
Hard Landscaping Sheet 1	192931-091	C1
Hard Landscaping Sheet 2	192931-092	C1
Hard Landscaping Sheet 3	192931-093	C1
Hard Landscaping Sheet 4	192931-094	C1
Hard Landscaping Sheet 5	192931-095	C1
External Works Construction Details Sheet 1	192931-096	C1

External Works Construction Details Sheet 2	192931-097	C1
--	------------	----

The plans referenced show all hard surfaced open parts of the proposed site. The referenced S38 plan shows hard surfaced adoptable carriageway and footpaths along with the associated proposed drainage system. The method of construction, specification and gradient is specified within the 'Highway Construction Details' sheets.

As required by condition 8, the Hard Landscaping Sheets 1-5 show all materials and specification proposed for the hard-surfaced areas of the developments. The location of all hard surfaces is shown on the plan and cross referenced with the key for detail on materials which are in alignment with phase 1 specification.

Condition 14 – Refuse

I set out below the information submitted in relation to condition 14 which we are seeking to discharge as follows:

Document Title	Reference	Revision
Highways Swept Path Layout	192931-016	T1
Masterplan Site Layout Phase 2	2740 C 1006-G	A

To satisfy the requirements of condition 14 the above referenced plans have been submitted. The 'Highways Swept Path Layout' provides details of refuse routing and turning and evidences that all service roads are capable of taking a 26-tonne refuse collection.

The 'Masterplan Site Layout Phase 2' shows the BCP's (Bin Collection Points) in relation to the properties and service roads.

Condition 16 – Surface Water

I set out below the information submitted in relation to condition 16 which we are seeking to discharge as follows:

Document Title	Reference	Revision
S104 Adoptable Drainage Plan	192931-051	C1
Catchment Area Plan	192931-052	C1
Adoptable Drainage Construction Details	192931-055	C1
S104 Manhole Schedule Sheet 1	192931-061	C1
S104 Manhole Schedule Sheet 2	192931-062	C1
S104 Manhole Schedule Sheet 3	192931-063	C1
Plot Drainage Sheet 1	192931-081	C1
Plot Drainage Sheet 2	192931-082	C1
Plot Drainage Sheet 3	192931-083	C1
Plot Drainage Sheet 4	192931-084	C1
Plot Drainage Sheet 5	192931-085	C1
Plot Drainage Details Sheet 1	192931-086	C1
Plot Drainage Details Sheet 2	192931-087	C1
Drainage Strategy & Management Plan Part 1	192931-002	No Rev
Drainage Strategy & Management Plan Part 2	192931-002	No Rev
Woodcroft Lane, Lovedean 2 30 100yr - SW Network	No Ref	10/08/2020
Woodcroft Lane, Lovedean 2 30 100yr - SW Network 1	No Ref	29/07/2020

Woodcroft Lane, Lovedean 100yr + 30CC - SW Network 1	No Ref	10/08/2020
Woodcroft Lane, Lovedean 100yr + 30CC - SW Network 1	No Ref	29/08/2020
Woodcroft Lane, Lovedean FW Network	No Ref	13/08/2020

The Phase 2 surface water drainage scheme follows the details of the approved sitewide strategy. This phase solely drains via gravity and is to be connected into the existing on-site drainage. The above referenced documents are submitted to provide details to cover condition 16 of the planning permission (ref APP/13/00804).

Surface water is conveyed from the catchment impermeable areas through the main surface water network to the approved discharge connection into the offsite drainage network system, adjacent to plot 108 on the offsite access road. The proposed drainage strategy is seen to be in line with the approved planning drainage strategy and seeks to apply the use of SuDS techniques and water management to provide water quality improvements. Following completion of construction, the overall drainage design and system will be maintained by the adoption authorities (S104 Drainage & S38 Highways) in line with their standard practices and guideline. All remaining areas will be maintained by the developers appointed management company for private areas including drainage, landscaped areas and road surfaces. Areas within private ownership will be maintained by the respective owners.

The foul water for the site will seek to make use of an offsite Foul Water Pumping Station, this will then discharge into the existing adopted networks. The Phase 2 site will discharge into the already installed strategic foul water sewer.

Condition 17 – Drainage Disposal

I set out below the information submitted in relation to condition 17 which we are seeking to discharge as follows:

Document Title	Reference	Revision
S104 Compliance Letter	DS_AOS104-113021 (002614)	No Rev
Plot Drainage Sheet 1	192931-081	C1
Plot Drainage Sheet 2	192931-082	C1
Plot Drainage Sheet 3	192931-083	C1
Plot Drainage Sheet 4	192931-084	C1
Plot Drainage Sheet 5	192931-085	C1
Plot Drainage Details Sheet 1	192931-086	C1
Plot Drainage Details Sheet 2	192931-087	C1
Off-site Drainage Surface and Foul Water Provision General Layout	GTWCFARM/DR/10	Q
Drainage Strategy & Management Plan Part 1	192931-002	No Rev
Drainage Strategy & Management Plan Part 2	192931-002	No Rev

Condition 17 requires plans and particulars specifying the layout, depth, capacity and sewerage disposal in relation to each phase of the development. Plot Drainage Sheets 1 to 5 show the location of the proposed sewers within Phase 2 of the development along with the proposed depths of both foul and surface water drains and manhole locations. The off-site drainage layout shows details and locations of the proposed sewer system outside the site boundaries in connection to the site-wide drainage strategy.

Plot Drainage Details Sheet 1 & 2 show the construction method and specification for the proposed drainage to be laid in relation to Phase 2 of the development.

Capacity is confirmed through Southern Water and can be seen within the S104 compliance letter.

Based on this information, it is requested that conditions 3, 4, 8, 14, 16 & 17 are discharged in respect of Phase 2 Woodcroft Farm.

The application is accompanied by the requisite application form and the application fee of £116 has been paid directly via the Planning Portal.

I trust that the submitted details will allow you to discharge these conditions pertaining to permission ref APP/13/00804. If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on 07483 350516 or email Harry.Jackson@LindenHomes.co.uk.

Yours sincerely,



Harry Jackson

Land and Planning

Direct Dial: 01483 705128

Email: harry.jackson@lindenhomes.co.uk