

21st April 2021

Part of the Vistry Group

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PP-09762585

Dear Ms Haywood

Town and Country Planning Act 1990
WOODCROFT FARM – DISCHARGE OF CONDITIONS 22 & 32
Site Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville

I am writing with regards to the above site and to submit an application to discharge planning conditions 22 & 32 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 22 – Pump Station Noise

I set out below the information submitted in relation to condition 7 which we are seeking to discharge as follows:

Document Title	Reference	Revision
Environmental Noise Assessment	21498-1	No Rev
Foul Water Pump Station Noise Plan	PR10514-004	Rev E

Condition 22 requires both the external appearance of the pumping station and a scheme for protecting the proposed dwellings from noise and vibration from the pumping station. The above referenced 'Foul Water Pump Station Noise Plan' shows the external appearance of the proposed and how it is situated in relation to ground levels along with specifications in line with Southern Waters requirements.

The 'Environmental Noise Assessment' covers point ii) of condition 22 and provides an assessment of proposed noise and vibration levels expected of the pumping station. The results show that sound generated from the pumping station will have a low impact on the new residential dwellings and in relativity to the background sound level is unlikely to have an adverse impact. It is also confirmed that the vibration levels generated are not expected to be perceptible at the nearest residential dwelling.

Condition 32 – Eagle Avenue Planting

I set out below the information submitted in relation to condition 9 which we are seeking to discharge as follows:

Document Title	Reference	Revision
Access Road Soft Landscape Proposals	LIN21652 14	No Rev

To satisfy the requirements of condition 32, the above documents have been submitted in support of this application. The condition requires information on position, species and size of trees to be planted. In the plan reference above you can see the location and distribution of each individual species to be planted along the access road Eagle Avenue. The proposed planting methods and heights can also be seen on this plan.

The planting has already been undertaken and is in accordance with the above plan.

Based on this information, it is requested that conditions 22 & 32 are discharged in respect of Phase 1A, 1B & 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 07464637910 or email Harry.Jackson@Vistry.co.uk.

Yours sincerely,



Harry Jackson

Land Buyer

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