20 APR 2012

Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr J Steele
Savills
2 Charlotte Place
Southampton
Hants
SO14 0TB

For: Mr J Beresford

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/10/00828
Site Address: Grainger Development Site Land West of, London Road, Waterlooville
Proposal: Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only).
Full planning application for the development of Phase 1 comprising 194No. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycle ways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works.
Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant Footpath No 11 and Southwick and Widley Footpath No 30, with suitable alternative route provided.

Further to your application received on 05 November 2010, which was valid from 08 November 2010, 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 listed below; and the folllowing conditions:

Documents Received

Application Form
Design and Access Statement
Masterplan Design Document
Planning Statement
Affordable Housing Statement (appended to Planning Statement)

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Environmental Impact Assessment – including:

- Transport Assessment
- Flood Risk Assessment
- Employment Study
- Lighting Assessment
- Heritage Assessment
- Biodiversity Report
- Illustrative Photomontage
- Parking Strategy
- Air Quality Assessment
- Noise and Vibration Assessment
- Tree Survey

Biodiversity Survey and Report (Phase 1)
Biodiversity Checklist
SuDS Strategy Document
Statement of Community Involvement
Phase1 and Site wide Sustainability Statement and Energy Statement
Arboriculture Impact Assessment

Comprehensive Response Documents (Submitted 1 March 2011)

Layout showing the sensitive areas of PV panels
Response to Sarah Warris, HCC Ecology
Response to ATLAS Detailed Phase 1 Comments
Employment Table A & B
Reviewed Residential Travel Plan
Reviewed Employment Travel Plan
Additional Plan showing the phasing of Town park
Additional sections across the Crescent and Broad Street and Entrance Road
Further details regarding the Geotechnical Report
Design Code Compliance Schedule

Plans

Adam Architecture Plans;

DWG:5485/A/01 – A location plan.
DWG:5485/A/02 – A Plot layout plan.
DWG:5485/A/03 – A unit mix types plan
DWG:5485/A/04 – A Housing tenure and lifetime homes plan
DWG:5485/A/05 – A storey height plan
DWG:5485/A/06 – A Floor slab levels plan
DWG:5485/A/07 – A roof plan
DWG:5485/A/08 – A street elevations
DWG:5485/A/09 – A street elevations – 2
DWG:5485/A/10 street elevations – 3
DWG:5485/A/11 street elevations – 4
RA/5485/12 Rev A house plans - 1
RA/5485/13 Rev A house plans - 2
RA/5485.14 Rev A house plans - 3
RA/5485/15 Rev A house plans - 4
RA/5485/16 Rev A house plans – 5
RA/5485/17 Rev A house plans – 6
RA/5485/18 house plans – 7
RA/5485/19 house plans – 8
RA/5485/20 house plans – 9
RA/5485/21 house plans – 10
RA/5485/22 Rev A house plans – 11
RA/5485/23 Rev A house plans – 12 ancillary buildings
5485 – A – 24 Rev A plot 1 flats (affordable).

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5485 – A – 25 plot 32 flats
5485 – A –26 Rev A plot 50 flats (affordable)
5485 – A –27 Rev A plot 51 flats (affordable)
5485 – A –28 plot 58 flats
5485 – A –29 Rev A plot 72 flats (affordable)
5485 – A –30 plot 109 flats
5485 – A –31 Rev A plot 138 flats (affordable)
5485 – A –32 Rev A plot 139 flats (affordable)
5485 – A –33 Rev A building matrix
5485 – A –34 architectural details 1
5485 – A –35 architectural details 2
5485 – A –36 architectural details 3
5485 – A –37 architectural details 4
5485 – A –38 Rev A architectural details 5
5485 – A –39 architectural details 6
5485 – A –40 misc. details and conservatories and garden sheds.
DWG:5485/A/41 – A refuse and cycle stores and parking – 1
DWG:5485/A42 – A refuse and cycle stores and parking –2
DWG:5485/A/43 – A refuse and cycle stores and parking –3
DWG:5485/A/44 – A refuse and cycle stores and parking –4
DWG:5485/A/45 – A perspective sketch massing
DWG:5485/A/46 – A perspective sketch – mews lanes
DWG:5485/A/47 Landscape and SuDS overlay

Fabrik Plans

D1821L.200 – Rev B – Detailed hard and soft landscaping general arrangement 1 of 4.
D1821L201 – Rev C – Detailed hard and soft landscaping general arrangement 2 of 4.
D1821L202 - - Rev B – Detailed hard and soft landscaping general arrangement 3 of 4.
D1821L203 – Rev C – Detailed hard and soft landscaping general arrangement 4 of 4.

Mayer Brown Plans

GTWVILLE2_TP0014_PR03 – Proposed vehiclular access points
GTWVILLE2/UT/0002 Rev PR03 - Proposed indicative utilities and foul drainage strategy.
GTWVILLE2/TP/0004 Rev PR05 – non car accessibility plan
GTWVILLE2/GA/1001 Rev PR02 – proposed junction 10 and Purbrook Way/ College Road Junction improvements.
GTWVILLE2/RD/A001 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 1 0f 15.
GTWVILLE2/RD/A002 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 2 0f 15.
GTWVILLE2/RD/A003 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 3 0f 15.
GTWVILLE2/RD/A004 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 4 0f 15.
GTWVILLE2/RD/A005 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 5 0f 15.
GTWVILLE2/RD/A006 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 6 0f 15.
GTWVILLE2/RD/A007 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 7 0f 15.
GTWVILLE2/RD/A008 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 8 0f 15.
GTWVILLE2/RD/A009 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 9 0f 15.
GTWVILLE2/RD/A010 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 10 0f 15.
GTWVILLE2/RD/A011 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 11 0f 15.

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GTWVILLE2/RD/A012 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 12 0f 15.
GTWVILLE2/RD/A013 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 13 0f 15.
GTWVILLE2/RD/A014 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 14 0f 15.
GTWVILLE2/RD/A015 Rev PR02 – phase 1 proposed highways longitudinal sections sheet 15 0f 15.
GTWVILLE2/RD/A020 Rev PR02 – phase 1 proposed street lighting sheet 1 of 2.
GTWVILLE2/RD/A021 Rev PR02 – phase 1 indicative proposed street lighting sheet 2 of 2.
GTWVILLE2/RD/A030 Rev PR02 – phase 1 typical street sections sheet 1 of 2.
GTWVILLE2/RD/A031 Rev PR02 – phase 1 typical street sections sheet 2 of 2.
GTWVILLE2/RD/A040 Rev PR 02 – phase 1 proposed highways visibility requirements sheet 1 of 2.
GTWVILLE2/RD/A041 Rev PR 02 – phase 1 proposed highways visibility requirements sheet 2 of 2.
GTWVILLE2/RD/A050 Rev PR03 – phase 1 proposed highways pavement types plan.
GTWVILLE2/RD/A051 Rev PR04 – phase 1 proposed highways kerb types plan.
GTWVILLE2/UT/A001 Rev PR02 – phase 1 indicative proposed utilities sheet 1 of 3.
GTWVILLE2/UT/A002 Rev PR04 – phase 1 indicative proposed utilities sheet 2 of 3.
GTWVILLE2/UT/A003 Rev PR02 – phase 1 indicative proposed utilities sheet 3 of 3.
GTWVILLE2/VT/A001 Rev PR09 – phase 1 refuse vehicle access sheet 1 of 6.
GTWVILLE2/VT/A002 Rev PR05 – phase 1 refuse vehicle access sheet 2 of 6.
GTWVILLE2/VT/A003 Rev PR06 – phase 1 refuse vehicle access sheet 3 of 6.
GTWVILLE2/VT/A004 Rev PR05 – phase 1 refuse vehicle access sheet 4 of 6.
GTWVILLE2/VT/A005 Rev PR06 – phase 1 refuse vehicle access sheet 5 of 6.
GTWVILLE2/VT/A006 Rev PR06 – phase 1 refuse vehicle access sheet 6 of 6.
GTWVILLE2/DR/A004 Rev PR02 – phase 1 SuDS sheet 1 of 3.
GTWVILLE2/DR/A005 Rev PR02 – phase 1 SuDS sheet 2 of 3.
GTWVILLE2/DR/A00 Rev PR02 – phase 1 SuDS sheet 3 of 3.
GTWVILLE2/DR/A001 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 1 of 3.
GTWVILLE2/DR/A002 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 2 of 3.
GTWVILLE2/DR/A003 Rev PR02 – phase 1 proposed surface water and foul drainage sheet 3 of 3.
GTWVILLE2/GA/A001 Rev PR06 – Proposed phase 1 and infrastructure works (detailed) red line boundary.
GTWVILLE2/DR/A002 Rev PR06 – phase 1 proposed highways general arrangement sheet 1 of 2.
GTWVILLE2/GA/A003 Rev PR06 – phase 1 proposed highways general arrangement sheet 2 of 2.
GTWVILLE2/GA/A004 Rev PR03 – phase 1 proposed highways adoption plan sheet 1 of 2.
GTWVILLE2/GA/A005 Rev PR03 – phase 1 proposed highways adoption plan sheet of 2.
GTWVILLE2/GA/A006 Rev PR02 – phase 1 temporary construction works plan.
GTWVILLE2/GA/0001 Rev PR03 – existing ground levels sheet 1 of 2.
GTWVILLE2/GA/A007 Rev PR01 – phase 1 existing ground levels.
GTWVILLE2/SK/0037 Rev PR01 – trees in relation to southern access.
GTWVILLE2/SK/0032 Rev PR03 – main access tied into proposed phase 1.
GTWVILLE2/GA/0003 Rev PR01 – proposed footway/cycleway links across Blue Star Site.
GTWVILLE2/GA/1101 Rev PR01 – proposed junction 11 and junction 13 improvements.
GTWVILLE2/RD/A052 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 1 of 4.
GTWVILLE2/RD/A053 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 2 of 4.
GTWVILLE2/RD/A054 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 3 of 4.
GTWVILLE2/RD/A055 Rev PR03 – phase 1 public realm pavement and kerb type key plan – sheet 4 of 4.

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Savills Plans

SNUD183989/P05 - Land use parameter plan
Habitat Regulation Screening Assessment.
SNUD 183989 FO1 – Newlands site plan

The conditions as listed relate to the approved outline element of the hybrid application. All conditions listed under the outline heading exclude the approved detailed plase 1 application. Any reference to 'Reserved Matters Application' or 'Reserved Matters Area' does not therefore include Phase 1. The relevant conditions for the detailed phase 1 application are listed under the 'Phase 1 Specific' conditions.

Outline Conditions:

1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than fifteen years from the date of this permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be begun before the expiration of five years from that date of approval of the first of the reserved matters to be approved.
Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Design and Access Statement (November 2010), the Master Plan Design Document (November 2010), the Planning Statement (November 2010), the Environmental Statement and supporting Appendices and Appendix (November 2010), and the Sustainability and Energy Statements (October 2010). Each reserved matters application shall be accompanied by a statement of conformity to the Environmental Statement and a statement of compliance with the energy and sustainability statements.
Reason: To define the scope of this permission and having due regard to policy CS18 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 No development shall take place, other than for the approved phase 1, until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Design Code shall be substantially in accordance with the principles of development approved in the Master Plan Design Document (November 2010). Each subsequent reserved matters application for development should be accompanied by a written statement which sets out how that proposal has complied with the principles set out in the Design Code.
Reason: To ensure satisfactory comprehensive development and proper planning of the area and having due regard to policy CS18 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

5 Upon approval of 750 and 1500 dwellings or such other numbers as may be agreed in writing by the local planning authority, the developer shall submit a review of the following documents;

- Design code
- Sustainability and energy statement

The submitted review shall be agreed in writing by the Local Planning Authority.

Reason: To take full account of changing circumstances and technologies and to ensure the satisfactory comprehensive development and proper planning of the area and having due regard to policies CS14, CS16 and CS18 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

6 No development hereby permitted shall commence in a reserved matters area until plans and particulars specifying the detailed proposals for all of the following aspects of the same [herein called 'the reserved matters' and the 'other matters'] have been submitted to and approved in writing by the Local Planning Authority for that reserved matters application. Thereafter the development hereby approved shall be carried out in accordance with the approved details.
For each reserved matters application the applicant shall include plans and particulars that demonstrate how the reserved matters area relates to the Phased Area Strategy as defined in the S106.

(i) The reserved matters:

(a) The layout, siting and scale of all buildings and structures;

(b) The design and external appearance of all buildings and structures (including details of the colour and texture of external materials to be used);

(c) Details of means of access, including the layout, construction and sight lines;

(d) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels, treatment of retained areas of landscaping/vegetation including woodland, hedgerows, scrub and grassland. 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 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 the approved timing provisions. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

ii) Other matters:

(a) The layout of the development including the positions and widths of roads, cycle ways, bridleways and footpaths and routes to countryside, including horizontal cross sections and longitudinal sections and details of any associated infrastructure;

(b) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;

(c) Access facilities for the disabled;

(d) The layout, depth and capacity of all foul sewers and surface drainage including SUDS and their means of disposal; and details of any other proposed ancillary drainage works/plant (e.g. pumping stations);

(e) An accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;

(f) Details of ecological mitigation measures (informed by up – to – date ecological surveys and assessment, the details of which shall be submitted to and approved by the Local Planning Authority) required for each reserved matters application, including both ecological works directly related to that reserved matters area and any works associated with that development area but outside of the boundary of that area. Ecological mitigation measures should be in accordance with measures set out within the approved Environmental Statement.

(g) Details for the provision to be made for ecological information interpretation boards

(h) The alignment, height and materials of all walls and fences and other means of enclosure including acoustic barriers;

(i) Hard surfacing proposals including surfacing materials;

(j) The provision to be made for the parking, turning, loading and unloading of vehicles and cycle parking;

(k) The provision to be made for the storage and removal of refuse from the premises;

(l) The provision to be made for street lighting;

(m) The provision to be made for external lighting;

(n) The location, height and appearance of any chimney(s), flues and vents.

(o) details of play and sports equipment

Development shall be carried out in accordance with the approved details which shall be fully implemented for each reserved matters area unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the approved development is constructed and finished to a satisfactory standard .

7 Prior to the commencement of development within any reserved matters area (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of that reserved matters area shall be submitted to and approved by the Local Planning Authority. That scheme shall conform to current guidance and best practice as set out in BS10175:2001. Investigation of potentially contaminated sites – code of practice and contaminated land reports 7 to 11 or other supplementary guidance and include the following phases unless identified as unnecessary by the preceding stage and agreed in writing, by the Local Planning Authority:

a A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study and previous investigations;

b A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future maintenance and monitoring. Such schemes shall include nomination of a suitably qualified person to oversee the implementation of the works.

The development must not be carried out other than in accordance with the agreed details. Any changes to these agreed elements require the express consent of the Local Planning Authority.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

8 Prior to the occupation of any reserve matters area hereby permitted written verification produced by the suitably qualified person appointed under the provision of condition 7b shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 7b has been fully implemented unless varied with the written consent of the Local Planning Authority.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

9 Development shall cease within the relevant reserved matters area if, during any stage of the works, potential contamination is encountered which has not been previously identified within that area, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to and approved in writing by the local planning authority. The development shall not be completed other than in accordance with the approved details.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

10 No development or any site preparation which has any effect on disturbing or altering the level or composition of the land in the areas identified through the Environmental Statement, shall take place in any reserved matters area until the applicant, or their agents or successors in title, has undertaken a programme of archaeological works for that reserved matters area in accordance with the written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

11 No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

i. construction traffic routes in the local area
ii. parking and turning of operative, construction and visitor vehicles

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)
vii. all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
viii. provision of boundary hoarding and lighting including construction lighting
ix. protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
x. details of proposed means of dust suppression and noise mitigation
xi. Measures to protect the listed building as necessary
xii. details of measure to be taken to prevent mud from vehicles leaving the site during construction
xiii. measures to prevent pollution of the watercourse during construction
xiv. the handling and management of construction waste
xv details of surface water runoff.
Xvi Construction lighting.

Only the approved details shall be implemented during the construction period.
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 policies CS11, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

12 Details of the provision of the proposed River Wallington Nature Reserve (RWNR) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency
The scheme shall include the following;
(i) a minimum 25m natural buffer zone either side of the River Wallington
(ii) a minimum 15m natural buffer zone along the southern side of Old Park Farm Stream
(iii) details demonstrating how the River Wallington and Old Park Farm Stream will be protected during development,
(iv) Design calculations, together with indicative long – sections and cross sections to show that the restored channel will be stable and able to safely convey the 1 in 1000 year return period flood.
(v) Full details of channel design, including appropriate bed material, inclusion of natural features including pools, riffles and backwaters.
(vi) Full details of ecological landscaping along the river corridor, this should be in keeping with described approach within the Environmental Statement.
(vii) details of any footpaths, lighting, fencing, planting and habitat creation
The scheme shall be implemented in accordance with the programme of implementation as shown within the agreed Section 106 for the RWNR.
Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that development that encroaches on the watercourse does not adversely impact on the ecological value and to ensure that the restored river channel is appropriate in terms of flood prevention, amenity and ecology and having due regard to policies CS11, CS13, CS15, CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

13 Prior to the commencement of construction of any bridge(s) proposed on site associated with the River Wallington [excluding temporary crossings] details of the design shall be submitted to and approved in writing by the Local Planning Authority. All permanent bridges over the River Wallington shall be of a clear-span design. A scheme for the provision and management of any required otter pass to be included under the new bridge structure shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the bridge(s) and management of any required otter pass shall be constructed as set out in the approved scheme. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that flood flows are conveyed safely on site and that the risk of blockages under the bridge is minimised and to ensure that the development does not adversely impact on a European protected species and having due regard to policies CS11, CS15, CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

14 Prior to any work commencing on site where an existing public sewer is located, the developer must advise the Local Planning Authority in consultation with Southern Water of the measures which will be undertaken to protect public sewers.
Reason: To ensure that the existing public sewers are not damaged during construction and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

15 Roads and footways for each reserved matters application shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land within that reserved matters area shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.
Reason: To ensure that the roads and footways are constructed to a satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

16 No relevant phase of the development hereby permitted shall commence until a scheme for protecting proposed dwellings and their gardens from noise from the London Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.
Reason: To safeguard the amenity of occupiers and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

17 Unless otherwise agreed in writing by the local planning authority the southern access road shall not be brought into use until a scheme for protecting the dwellings and gardens of The Gables, The Lodge at Woodside House and Marrelswood Gardens from noise from the Southern access road has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenity of occupiers and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

18 Prior to the commencement of each reserved matters area a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme for each reserved matters area shall be implemented prior to the completion of each reserved matters area and thereafter managed and maintained in accordance with the approved Phased Area Strategy. Information regarding the design storm period and intensity, the method employed to delay and control the surface water discharge from the site shall be included in the scheme.
The drainage scheme for each reserved matters area shall be designed in accordance with the principles set out in "Proposed Outline SUDS Strategy Statement" by Mayer Brown dated October 2010 submitted in support of the planning application.
Where the drainage scheme relies on drainage features outside of the reserved matters area boundary these must be completed to a point where that particular reserved matters area can be serviced. No reserved matters area shall be allowed to discharge runoff un-attenuated and untreated into receiving watercourses reliant on future reserved matters areas downstream for attenuation and treatment.
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 CS11, CS15, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

19 Details of buffer planting for the cemetery shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the cemetery.
Reason: To safeguard the amenity for residents of the Hospice and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

The conditions as listed specifically relate to requirements of the approved detailed phase 1 element of the hybrid application. None of the conditions listed in this section will apply to future Reserved Matters applications for the outline approval.

Full planning application for PHASE 1, engineering operations and associated infrastructure:

FULL 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

FULL 2 Prior to commencement of any residential unit a schedule of landscaping, (except for that area covered in condition Full 09), showing the distribution and species, the planting hereby approved, design of street furniture, the finished levels in relation to existing levels, treatment of retained areas of landscaping/vegetation including woodland, hedgerows, scrub and grassland and timing provisions for completion of the implementation of all such landscaping works shall be submitted to the Local Planning Authority for approval. This scheme should include details of the area to be covered by the construction compound. The implementation of all such approved landscaping shall be completed in full accordance with the approved timing provisions. Any tree or shrub planted as part of the approved landscaping scheme which dies becomes diseased, is damaged or defective or is otherwise removed within 5 years of planting shall be replaced with another of the same species and size during the first available planting season;
Reason: To ensure that the landscaping for phase 1 is provided in an appropriate manner in the interests of the visual amenities of the area and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 3 Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority. The CEMP will include details as listed within Condition 11 of the Outline Conditions.
Reason: To protect the ecological and landscape interest of the site, and to protect the amenities of the occupiers of nearby properties during the construction phase and having due regard to policies CS11, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 4 Development shall be carried out in accordance with the ecological mitigation and enhancement measures set out in the Phase 1 Biodiversity report (Biodiversity by Design, November 2010) unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that the interests of protected species are not adversely impacted on by the development and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 5 Prior to installation of any interpretation boards, details of the interpretation boards to be installed (in line with the measure set out within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the interpretation boards are appropriate to the local environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 6 Prior to commencement details of the sustainable urban drainage designs and a scheme of implementation shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the SUDS design is appropriate to the ecology and the future biodiversity interest of the site and having due regard to policies CS11, CS15, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 7 Prior to any works of clearance or construction on site details of the height and spread of the proposed spoil heap shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 9 Prior to occupation of any residential unit of development details of the landscaping to be provided adjacent to the temporary footpath through the integration land to Maurepas Way including timing provisions shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: To ensure that satisfactory integration is achieved through the provision of a link between the new development and Waterlooville Town Centre and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 10 Prior to the occupation of any residential unit details of the temporary play facilities including any landscaping to be provided for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the facility retained and maintained until such time as the permanent play facilities within phase 2 Town Park are available for use, unless an alternative time scale or phase is agreed with the Local Planning Authority.

Reason: To ensure that adequate play facilities are available for the occupants of phase 1 and having due regard to policies CS1 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 11 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 12 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 13 The cycle parking hereby permitted shall be retained and kept available for the parking of cycles at all times.

Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 14 Prior to installation of lighting for Phase 1 details of the style and type of lighting shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved lighting details.

Reason: To ensure adequate lighting details for the proposed development and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 15 The dwellings for Phase 1 shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued certifying that Code Level 4 has been achieved Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and having due regard to policies CS14 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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Reason: To ensure appropriate provision has been made for energy efficiency measures which adhere to the energy and sustainability statements as approved and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 16 Prior to commencement of any residential unit details and samples of the materials to be used in the construction of the external surfaces of the dwellings, walls and hard surfaced areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.
Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area . and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 17 Prior to the commencement of development a scheme to deal with the risks associated with contamination of that area shall be submitted to and approved by the Local Planning Authority. That scheme shall conform to current guidance and best practice as set out in BS10175:2001. Investigation of potentially contaminated sites – code of practice and contaminated land reports 7 to 11 or other supplementary guidance and include the following phases unless identified as unnecessary by the preceding stage and agreed in writing, by the Local Planning Authority:

a A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study and previous investigations;

b A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future maintenance and monitoring. Such schemes shall include nomination of a suitably qualified person to oversee the implementation of the works.

The development must not be carried out other than in accordance with the agreed details. Any changes to these agreed elements require the express consent of the Local Planning Authority.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 18 Prior to the occupation of any dwellings hereby permitted written verification produced by the suitably qualified person appointed under the provision of condition 17b shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 17b has been fully implemented unless varied with the written consent of the Local Planning Authority.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 19 Development shall cease if, during any stage of the works, potential contamination is encountered which has not been previously identified within that area, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to and approved in writing by the local planning authority. The development shall not be completed other than in accordance with the approved details.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 20 Notwithstanding the submitted plans no photovoltaic or solar panels shall be installed on the front roof slopes of the following plots; 1, 10 – 20, 35 – 42, 58 – 61, 72 and 90 – 93 without the prior written approval of the Local Planning Authority.
Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 21 Prior to the commencement of any residential unit, details of the boundary treatments fronting the mews lanes shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

FULL 22 Prior to the occupation of any residential unit, details of the artwork to be provided within Phase 1 as shown on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The artwork shall be installed prior to the occupation of the final residential unit on this phase.
Reason: To ensure that the development presents a satisfactory appearance and in the interests of the visual amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to policies of the South East Plan 2009, Havant Borough Core Strategy 2011 and the Saved Policies of the Havant Borough District Wide Local Plan 1996-2011, which form part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

South East Plan (2009)

CC1	Sustainable Development
CC2	Climate Change
CC4	Sustainable Design and Construction
CC6	Sustainable Communities and Character of the Environment
CC8	Green Infrastructure
NRM2	Water Quality
NRM4	Sustainable Flood Risk Management
NRM5	Conservation and Improvement of Biodiversity
NRM7	Woodlands
NRM9	Air Quality

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NRM11	Energy Efficiency/Renewables
NRM12	Combined Heat and Power
NRM13	Regional Renewable Energy Targets
H3	Affordable Housing
H4	Type and Size of New Housing
H5	housing Design and Density
C5	Managing the Rural - Urban Fringe
C6	Countryside Access and Rights of Way Management
S1	Supporting Healthy Communities
T4	Parking
T5	Travel Plans and Advice
W2	Sustainable Design, Construction and Demolition
W6	Recycling and Composting

Havant Borough District Wide Local Plan 1996-2011

R12	(Waterlooville Leisure Centre Development)
R16	(New Open Space)
R17	(Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
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
CS18	Strategic Site Delivery
CS19	Effective Provision of Infrastructure
CS2	Employment
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS3	Skills and Employability
CS4	Town, District and Local Centres
CS6	Regeneration of the Borough
CS7	Community Support and Inclusion
CS8	Community Safety
CS9	Housing
DM1	Recreation and Open Space
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)
DM15	Safeguarding Transport Infrastructure
DM16	Freight Transport
DM2	Protection of Existing Community Facilities and Shops
DM3	Protection of Existing Employment and Tourism Sites
DM5	Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
DM6	Coordination of Development
DM7	Elderly and Specialist Housing Provision
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of:

a) whether the proposed location and mix of land uses would assist the aim of creating a sustainable community;

b) whether the application provides sufficient details to ensure that the design and layout of the proposed development will create a coherent and connected series of neighbourhoods each with a distinctive character which respects the wider context;

c) whether the proposed development would cause significant harm to the natural or historic environment and whether any potentially negative environmental impacts are identified and satisfactorily mitigated;

d) whether the proposed highways, access and parking arrangements would cause an unacceptable level of traffic and reduction in highway safety and whether the proposals provide adequate access to local services and public transport;

e) whether the proposed development would provide a satisfactory level of physical, social and transport infrastructure to meet the needs of the development and to ensure that it is fully integrated with the surrounding area.

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 planning permission is subject to a Section 106 legal agreement dated 30/03/2012 which requires the provision of and/or contributions towards:

- Affordable housing
- Open space
- Allotments
- Cemetery
- Community facilities
- Integration
- London Road Purbrook contribution
- Leisure Centre contribution
- Art
- Employment Skills Development contribution
- Air Quality contribution

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- SUDS Scheme
- Highways contributions
- On-site highways works
- Off-site highways works
- Travel plans
- Access to the countryside
- Maintenance and management
- Education and children's services
- Household waste

(5) The Planning Permission hereby granted relates solely to the land within the administrative area of Havant Borough Council. However the developer's attention is drawn to the corresponding Planning Permission 10/02862/OUT , granted by Winchester City Council.
Where a proposal for reserved matters approval relates to land solely within the administrative area of one Local Authority, the application should be submitted to that Authority with copy(ies) forwarded to the other Local Authority. Where a proposal relates to land within both administrative areas, applications should be submitted to both Local Authorities.

[redacted]
Mr Chris Murray
Service Manager (Planning Development)

18 April 2012