

## **THE BOROUGH COUNCIL OF HAVANT**

At an Extraordinary meeting of the Development Management Committee held on Tuesday 26 June 2007.

Present:

Councillor R A Bolton (Chairman)

Councillors Mrs Brown, Gibb-Gray, Hilton, Mrs Pearce, J Smith, Mrs Steel, Mrs Stocker and Mrs Weeks.

### **133 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Hart, Keast and Pierce-Jones

### **134 DECLARATIONS OF INTEREST**

There were no declarations of interest

### **135 PLANNING APPLICATION 06/40002/000 - GRAINGER DEVELOPMENT SITE LAND WEST OF LONDON ROAD, WATERLOOVILLE**

Proposed Development: The development of land for residential purposes to provide 1550 dwellings (including a portion of affordable units), the provision of 12.5 hectares of employment land (including B1, B2 and B8), 85 live/work units, mixed use land including 7.19 hectares of commercial uses, land for a primary school, a local centre, land for allotments, land for a cemetery, open space, recreation and play areas, construction of three vehicular access points to the public highway at Maurepas Way, London Road and Milk Lane, and associated infrastructure including a vehicular link to Old Park Farm.(Re-advertisement due to amendment to southern access)

(The site was viewed by members of this Committee and Winchester City Council's Planning Development Control Committee on 6 June 2007)

Prior to the meeting of this Committee, Winchester City Council's Planning Development Control Committee had convened and adjourned for the informal meeting.

The Chairman opened the meeting and outlined the format of the meeting.

**(The meeting adjourned at 10.24 am:**

- (a) for informal discussions (including officer presentations, public participation, representations by the applicant and debate between Members of both Committees) to take place; and**

- (b) to enable Winchester City Council's Planning Development Control Committee to resume its formal meeting to determine Planning Application W19499/01.**

**The meeting resumed at 4.24 pm)**

The Committee considered:

- (a) the written report and recommendations of the Head of Development and Technical Services at Havant Borough Council and the Corporate Director (Operations) at Winchester City Council;
- (b) the following issues and matters raised whilst the meeting was adjourned:
  - 1. the officers' presentation;
  - 2. deputations received;
  - 3. questions raised by members of this Committee and members of Winchester City Council's Planning Development Control Committee in relation to this application and application 06/02538/OUT (W19499/01), submitted to Winchester City Council;
  - 4. a debate with members of Winchester City Council Planning Development Committee over this and application 06/02538/OUT (W19499/01);
  - 5. amendments suggested by the officers adding:
    - (a) a provision for the integration with Waterlooville Town Centre in the Head of Terms for the Section 106 Agreement set out in Appendix A; and
    - (b) conditions relating to the provision of public conveniences and the mix of small dwellings in the development
  - 6. the debate and decision of Winchester City Council's Planning Development Control Committee, which took place whilst the meeting was adjourned, in relation to application 06/02538/OUT (W19499/01).

The Committee considered that the proposed amendments put forward by the officers and those agreed by Winchester City Council overcame concerns expressed concerning the need to integrate the development with Waterlooville Town Centre, make provision for public conveniences and the mix of small dwellings in the development. It was therefore

RESOLVED that

- (A) the Head of Development and Technical Services at Havant Borough Council be authorised to GRANT PERMISSION to application 06/40002/000 subject to:-
- (1) The completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out in Appendix A to this report and an additional term covering the integration of the development with Waterlooville Town Centre (subject to such changes as the Head of Development and Technical Services (Havant Borough Council) and the Head of Planning Control (Winchester City Council) may determine), such agreements to be to the satisfaction of the Head of Legal Services (Winchester City Council) and the Solicitor to the Council (Havant Borough Council);
  - (2) the following conditions (subject to such changes as the Head of Development and Technical Services (Havant Borough Council) and Head of Planning Control (Winchester City Council) may determine

#### **A. Time and Reserved Matters**

##### **Time limit – outline**

- 01 The first application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than twelve years from the date of this permission.
- 02 The development hereby permitted shall be begun before the expiration of two years from that date of approval of the first of the reserved matters to be approved.
- 03 No development shall take place until a programme of phasing implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.

NB (1): The Local Planning Authority will require the provision of a substantial proportion of the business use floorspace prior to the completion of the residential development.

**B. Compliance with the Masterplan and Proposed Design Codes**

- 04 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Design Statement (August 2006), the Design Addendum (January 2007), the Environmental Statement and supporting Appendices and Appendix (August 2006), and the Addendum to the Environmental Statement – Version 2 (February 2007), Consultation Response Version 2 (February 2007) Environmental Statement Addendum Version 3 (April 2007) Consultation Response Version 3 (April 2007), Proposed Southern Access – Drawing No: GTWVILLE/RD/2212 Rev – PR01, Site Plan, Drawing No: 1304/P/001 and Main access proposal, Drawing No: GTWVILLE/RD/2004 – Rev PR04.
- 05 Unless otherwise agreed in writing the business element of this permission shall consist of 40% B1, 40% B2 and 20% B8 uses measured by gross floor space, and shall include provision for start up units and a mix of unit sizes.
- 06 No development shall take place until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Design Code should be prepared in accordance with the principles set out in the Design Addendum (January 2007). Each subsequent reserved matter application for development should be accompanied by a statement which sets out how that phase has complied with the principles set out in the Design Code. Upon completion of every 500 units of the development the developer shall submit a review of the Design Code to take full account of changing circumstances and technologies; such review to be agreed in writing by the Local Planning Authority.

Matters for inclusion:

General – including climate change

- (i) Principles of quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- (ii) Accessibility to public spaces for the disabled and physically impaired;
- (iii) Sustainable design and construction, in order to achieve a

minimum Eco-homes standard of 'Very Good' (or other such sustainability standard as may be agreed in writing by the Local Planning Authority) and equivalent BREEAM rating for office and industrial, maximising passive solar gains, natural ventilation, water efficiency measures and the potential for home composting and food production.

- (iv) Measures which show how energy efficiency is being addressed to reflect current practice in policy and climate change, and show the on-site measures to be taken to produce at least 10% (or whatever other figure is within current relevant guidance) of the total energy requirements of the new development by means of renewable energy sources.
- (v) Built form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas.

#### Landscaping and Ecology:

- (vi) Principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- (vii) Structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- (viii) Design of the public realm, including layout and design of squares, areas of Public Open Space, areas for play, the allotments and cemetery;
- (ix) Open space needs;
- (x) Conservation of flora and fauna interests;
- (xi) Provision to be made for art.

#### Highways and Transport:

- (xii) A strategy for a hierarchy of streets and spaces;
- (xiv) Alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- (xv) On street and off-street residential and commercial

vehicular parking and / or loading areas;

- (xvi) Cycle parking and storage;
- (xvii) Means to ensure casual parking is discouraged and occurs in designated spaces.

Statutory Services

- (xviii) Integration of strategic utility requirements, landscaping and highway design.

- 07 Unless otherwise agreed in writing by the Local Planning Authority each phase of the development shall provide for 40% one or two bedroom dwellings, details of which shall be submitted to and approved by the Local Planning Authority before the development of that particular phase commences

**Composite details condition**

- 08 No development hereby permitted shall commence 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"] 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.

- (i) The reserved matters:
  - (a) The siting 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) 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;
- (ii) Other matters:
  - (d) Use class specifications for internal and external floorspace areas relating to live work units;

- (e) The layout of the development including the positions and widths of roads, cycleways, bridleways and footpaths and routes to countryside, including horizontal cross sections and longitudinal sections and details of any associated infrastructure;
- (f) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
- (g) Access facilities for the disabled;
- (h) The measures to be taken to protect adjacent areas from excessive noise;
- (i) The layout of foul sewers and surface drains and their means of disposal;
- (j) The manner of treatment of existing water courses and ditches;
- (k) Landscaping including 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;
- (l) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (m) The alignment, height and materials of all walls and fences and other means of enclosure including acoustic barriers;
- (n) Hard surfacing proposals including surfacing materials;
- (o) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (p) The provision to be made for the storage and removal of refuse from the premises;
- (q) The provision to be made for street lighting;

- (r) The provision to be made for external lighting;
- (s) The location, height and appearance of any chimney(s), flues and vents.
- (t) The provision to be made for public conveniences.

**Samples/details of materials**

- 09 Construction of the building(s) hereby permitted shall not commence until details (with samples where requested) 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.

**C. Highways and Access**

Refer to Condition 06 for relevant Design Code requirements

- 10 No development hereby permitted shall commence in any phase until plans and particulars specifying the alignment, width, gradient and type of construction standard 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 for that phase. The agreed details shall be fully implemented prior to the 1<sup>st</sup> occupation in each phase.
- 11 The layout of the site shall allow for the possible future extension of the spine road and other linkages into the reserve land to the west, as identified in the application papers, into the MDA land to the north and there shall be no barriers or other restrictions preventing access between the application site and this adjoining land to the north via the spine road unless otherwise agreed in writing by the local planning authority.

**Diversion of a public right of way**

- 12 Where footpaths or public rights of way will be affected no works shall commence on the relevant phase of development until a phased programme for the closure and/or temporary diversion

of footpaths or public rights of way have been submitted to and approved in writing by the Local Planning Authority. No change to this phased programme shall be permitted without the written consent of the Local Planning Authority.

### **Parking**

- 13 Car and Cycle parking on the site must be provided prior to occupation of the dwellings in accordance with the Hampshire County Council Parking Standard and Strategy or as otherwise agreed in writing by the Local Planning Authority.

### **Detail of means of access**

- 14 Details of means of access, including the layout, construction and sight lines for each phase shall be submitted to and approved by the Local Planning Authority before development commences in that phase. The agreed details shall be fully implemented before the 1<sup>st</sup> occupation in each phase.

### **Details of the provision of a temporary car park**

- 15 Details of the provision to be made for each phase for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences in that phase. Such measures shall be retained for the duration of the construction period of that phase.

### **Details to prevent mud being deposited on the highway during construction**

- 16 Details of measures for each phase to be taken to prevent mud from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences in that phase. Such measures shall be retained for the duration of the construction period of that phase.

## **D. Drainage and Flood Prevention**

### **Control of surface water**

- 17 No development shall begin until details which demonstrate the feasibility of a strategic surface water regulation system for the whole of the application site have been submitted to and approved in writing by the Local Planning Authority. Further to this approval, no development on individual plots/phases shall

begin until the design of the surface water drainage system for that plot/ phase supported by detailed calculations and implementation program has been submitted and approved in writing by the Local Planning Authority. That plot/phase must not be built other than in accordance with the approved details and the strategic water regulation system must be implemented to a point where by that particular plot/phase can be serviced. The strategic surface water regulation system for the whole site must ensure that the runoff is controlled through the use of sustainable drainage systems and that for the range of annual flow rate probabilities, up to and including the 1% annual probability storm, the developed rate of runoff is no greater than the greenfield rate of runoff for the same event. The drainage arrangement should also be such that the volumes of surface water leaving the site are no greater than pre-development. The scheme shall include a maintenance program and establish future management responsibility for the system.

NB If a phased approach is adopted, the downstream system must be completed in order to minimise the risk of flooding. No plots/phases shall be allowed to discharge runoff un-attenuated and untreated into receiving water courses dependant on future phasing downstream.

- 18 No development, other than the provision of infrastructure for the major development area, excluding any main river crossings, shall be carried out within the zone hatched black on Plan No 1304/P/001/A before a scheme to restore the section of Wallington River from Brambles Business Park to Newland Bridge, including implementation provisions and timings of restoration works, details of a maintenance program and future management responsibilities, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include design calculations, long sections and cross sections of the main river to demonstrate that the works are viable. The development shall not be carried out other than in accordance with the approved details.
- 19 No development of any main river crossing along the section of Wallington River from Brambles Business Park to Newland Bridge, shall be carried out before a scheme detailing the crossings design and implementation is submitted to and agreed in writing by the LPA. The principles of the main river crossing scheme needs to be agreed by the LPA prior to development of any main river crossing and will need to incorporate clear spanning structures designed not to restrict the river restoration

design and implementation. The development shall not be carried out other than in accordance with the approved details.

**Protection of aquifer and general water quality**

20 Prior to the commencement of development within any phase approved by this planning permission (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 phase the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

- (i) A desk study identifying:
  - (a) all previous uses;
  - (b) potential contaminants associated with those uses;
  - (c) a conceptual model of the site indicating sources, pathways and receptors; and
  - (d) potentially unacceptable risks arising from contamination at the site.
  
- (ii) A site investigation scheme, based on (i) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
  
- (iii) The results of the site investigation and risk assessment as set out in (ii) and a method  
  
statement based on those results giving full details of the remediation measures required and how they are to be undertaken if required.
  
- (iv) A verification report on completion of the works set out in (iii) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting if required.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

21 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted,

and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

- 22 Piling or any other foundation designs using penetrative methods will not be permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater.

#### **Details of drainage design and construction**

- 23 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 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 Local Planning Authority.

#### **E. Environmental Health**

Refer to Condition 06 for relevant Design Code requirements.

- 24 Development shall not commence in any phase until a scheme to mitigate the effect of any contamination of the site has been submitted to and 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 for that phase.

#### **Details – Measures to control external noise**

- 25 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 where

required 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 and subsequently completed in full accordance with all detailed components of such scheme.

- 26 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, the "Entrance Boulevard" and the "Main Street" 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.

#### **F. Landscaping & Boundary Treatment**

Refer to Condition 06 for relevant Design Code requirements.

##### **Details of soft landscaping**

- 27 No phase of development (nor any site clearance) hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of that phase 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 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. Any tree or shrub planted as part of the approved landscaping scheme which dies 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.

##### **Details of hard landscaping**

- 28 No phase of development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of that phase proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Each development phase hereby permitted shall not be

brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

### **Details of public open spaces**

29 No phase of development hereby permitted shall commence until detailed specifications are submitted to and approved in writing by the LPA of the design and detail of each of the related public open spaces, incorporating specifications for all play equipment, landscaping, street furniture and lighting. The design approach, role and function of each space shall be designed and implemented in accordance with the approved Design Code, as set out in Condition 06."

### **Landscape maintenance**

30 Prior to occupation within a phase a schedule of landscape maintenance, for that phase, for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority and shall include details of the arrangements for its implementation.

### **Retention of trees and 'Important' hedgerows**

31 The existing trees, categorised in line with BS: 5837:2005, as shown in the tree survey report submitted with the Consultation Response Version 2 and indicated for retention on the Tree Location and Quality Plan (Drawing No. 1333/T/01), and any other trees subject to Tree Preservation Orders and "Important" hedgerows (as defined in the Hedgerow Regulations 1999), including those trees planted as part of the A3 Bus Corridor Scheme along the west side of the A3 shall, unless otherwise agreed in writing by the Local Planning Authority, be retained to a standard consistent with good arboricultural practice. Any trees or sections of hedgerow which die during the construction or first five years following completion of each phase of development shall be replaced during the next planting season unless otherwise agreed in writing by the Local Planning Authority. Replacement trees shall be planted at such times and species as agreed with the Local Planning Authority.

32 Trees to be retained in each phase, in accordance with condition 30 above, shall be the subject of an arboricultural method statement, for each phase, which shall include details of root protection zones, construction exclusion, protection measures,

arboricultural supervision and any pre development tree work. The arboricultural method statement shall be approved by the Local Planning Authority prior to commencement of any phase to which it relates. Such protection shall be erected prior to the commencement of each phase of development.

#### **Details of boundary screening provided by new landscape buffer**

34 No phase of development hereby permitted including any site clearance shall commence until details of the landscape buffers proposed to be provided along the eastern boundary adjacent to London Road including the substantial retention of the existing trees on the highway margin of the application site, and between Marreslwood Gardens and the southern access road and a programme for their implementation, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not progress other than in accordance with the agreed implementation programme. Thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition for a period of 5 years.

#### **Advance planting**

35 Prior to commencement unless otherwise agreed in writing by the Local Planning Authority no development (nor any related site clearance) shall commence on the site until details of advance planting has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed in accordance with the implementation timetable agreed in writing by the Local Planning Authority. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

#### **G. Ecology**

35 Refer to Condition 06 for relevant Design Code requirements.

#### **Ecological survey**

36 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development (nor any related site clearance) shall commence on the site until an ecological survey of that phase, and any other land likely to be significantly effected

by the proposed development, has been carried out and details including an assessment of the impact of the proposed development and any appropriate measures to mitigate this impact shall have been submitted to and approved in writing by the Local Planning Authority concurrently with the submission of site layout drawings.

### **Ecological mitigation**

- 37 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development (nor any related site clearance) 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 by 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 and maintained and managed in accordance with the approved programme.

## **H. Archaeology**

### **Details of provision for archaeology**

- 38 No development nor any site clearance shall take place in any phase until the implementation of a programme of archaeological works has been secured for that phase in accordance with the written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority in consultation with Hampshire County Council.
- 39 No phase of development or site preparation shall take place prior to development which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until a programme of archaeological work has been secured and implemented in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.
- 40 No demolition or alteration to structures on the site shall take place until a programme of archaeological recording has been secured and implemented in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

## **I. During Construction**

- 41 No development nor any related site clearance 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
  - viii. protection of important trees, hedgerows and other natural features
  - ix. details of proposed means of dust suppression and noise mitigation
  - x. Measures to protect the listed building as necessary

Only the approved details shall be implemented during the construction period.

## **J General**

- 42 Unless otherwise agreed in writing by the Local Planning Authority the retail floor space provided for in the Local Centre shall not exceed a maximum of 400m.

- (B) That further to the resolution of Havant Borough Council's Development Control Committee of 30 November 2006 to grant permission in respect of application 05/40000/000 (George Wimpey development - northern section of the West of Waterlooville Major Development Area), the Head of Development and Technical Services be authorised to amend and add to the conditions and planning obligation requirements set out in the resolution so that they are consistent with the objectives of the conditions set out above and with the principles of current planning policy and guidance."

**The meeting commenced at 10.22am and finished at 4.28pm**