

To:
Mr J Luntz
Savills
23 Furzton Lake
Shirwell Crescent
Furzton
Milton Keynes
MK4 1GA

For: Grainger Trust PLC

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Outline Planning Permission

Application Number: 06/40002/000

Site Address: Grainger Development Site Land West of London Road, Waterlooville

Proposal: 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.

Further to your application received on 07 August 2006, which was valid from 01 May 2007, Havant Borough Council, as Local Planning Authority, **Grants Outline 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 following plans and other documents:
 - (a) Application Form and Certificate received 07 August 2006
 - (b) Revised Certificate received 01 May 2007
 - (c) Site Location Plan (drawing no.1304/P/001 Rev A) received 01 May 2007
 - (d) Main Access drawing GTWVILLE/RD/2004 PRO3 received 15 August 2006
 - (e) Milk Lane Junction Construction Phase drawing GTWVILLE/RD/2405 received 15 August 2006
 - (f) Southern Access drawing GTWVILLE/RD/2212 PRO 1 received 01 May 2007
 - (g) Illustrative Master Plan drawing 1304/P/006 received 07 August 2006
 - (h) Fig.14.1 Existing Rights of Way received 15 August 2006
 - (i) Fig.14.2 Rev A Rights of Way (Application Scheme) received 15 August 2006
 - (j) Design Statement and Master Plan August 2006 received 07 August 2006
 - (k) Planning Statement August 2006 received 07 August 2006

Our Ref: 06/40002/000

- (l) Environmental Statement received 07 August 2006
- (m) Transport Assessment Report (App.5 of Environmental Statement) received 07 August 2006
- (n) Non-Technical Summary of Environmental Statement August 2006 received 07 August 2006
- (o) Design Addendum January 2007 received 18 January 2007
- (p) Consultation Response (Version 2) February 2007 received 20 February 2007
- (q) Environmental Statement Addendum (Version 2) received 20 February 2007
- (r) Consultation Response (Version 3) April 2007 received 01 May 2007
- (s) Environmental Statement Addendum (Version 3) received 01 May 2007
- (t) Supplementary Groundwater Mitigation Report in respect of the cemetery site received 02 March 2007
- (u) Badger Mitigation Report July 2006

(ii) The following conditions:

Conditions:

- 1 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.
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.
- 2 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.
Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development shall take place until a programme of phasing for 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.
Reason: To ensure satisfactory comprehensive development and proper planning of the area and having due regard to policies MDA2 of the Hampshire County Structure Plan 1996-2011 (Review) and MDA1, MDA3, MDA4 and EMP5 of the Havant Borough District Wide Local Plan 1996-2011.
- 4 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.
Reason: To define the scope of this permission and having due regard to policies MDA2 of the Hampshire County Structure Plan 1996-2011 (Review) and MDA1, MDA3 and MDA4 of the Havant Borough District Wide Local Plan 1996-2011.

- 5 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.

Reason: To ensure satisfactory comprehensive development and proper planning of the area and having due regard to policy EMP5 of the Havant Borough District Wide Local Plan 1996-2011.

- 6 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 written statement which sets out how that proposal complies with the principles set out in the Design Code, including any reviews approved under this condition. Upon approval of reserved matters for 500 and 1000 dwellings, or such other numbers as may be agreed in writing by the Local Planning Authority, the developer shall submit a review of the Design Code to take full account of changing circumstances and technologies; such review(s) to be agreed in writing by the Local Planning Authority.

Matters for inclusion:

General (including climate change):

- i. Principles for determining 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 buildings, 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 (including sustainable urban drainage) needs;
- x. Conservation of flora and fauna interests;
- xi. Provision to be made for art.

Highways and Transport:

- x. A strategy for a hierarchy of streets and spaces;
- xii. 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;
- xiii. On street and off-street residential and commercial vehicular parking and / or loading areas;
- xiv. Cycle parking and storage;
- xv. Means to ensure casual parking is discouraged and occurs in designated spaces.

Statutory Services:

xvi. Integration of strategic utility requirements, landscaping and highway design.

Reason: To ensure satisfactory comprehensive development and proper planning of the area and having due regard to policies MDA2 of the Hampshire County Structure Plan 1996-2011 (Review) and MDA1, MDA3, MDA4 and D1 of the Havant Borough District Wide Local Plan 1996-2011.

- 7 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.

Reason: Having due regard to policy and proposal H6 of the Havant Borough District Wide Local Plan 1996-2011.

- 8 No development hereby permitted shall commence in phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same (herein called "the reserved matters" and "other matters") have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter the development hereby approved shall be carried out in accordance with the approved details:

(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) 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;
- (e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
- (f) Access facilities for the disabled;
- (g) The measures to mitigate excessive noise;
- (h) The layout of foul sewers and surface drains and their means of disposal;
- (i) The manner of treatment of existing water courses and ditches;

- (j) 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;
- (k) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (l) The alignment, height and materials of all walls and fences and other means of enclosure including acoustic barriers;
- (m) Hard surfacing proposals including surfacing materials;
- (n) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (o) The provision to be made for the storage and removal of refuse (including recyclables) from the premises;
- (p) The provision to be made for street lighting;
- (q) The provision to be made for external lighting;
- (r) The location, height and appearance of any chimney(s), flues and vents.
- (s) The provision to be made for Public Conveniences.

Reason: To secure orderly development and having due regard to policies D1, PC1 and L7 of the Havant Borough District Wide Local Plan 1996-2011.

- 9 Construction of the building(s) hereby permitted shall not commence until details (with samples where requested) of all external facades and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be utilised as detailed.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

- 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 1st occupation in each phase.

Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T7, T8 and D1 of the Havant Borough District Wide Local Plan 1996-2011.

- 11 The layout of the site shall allow for the future extension of the spine road (as identified in the Design Statement) and other linkages into the reserve land to the west, as identified in the application papers, and 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, and into the reserve land to the west, unless otherwise agreed in writing by the local planning authority.

Reason: In order not to prejudice the future development of adjacent land and having due regard to policies T5 and MDA2 of the Hampshire County Structure Plan 1996-2011 (Review) and D4 and MDA4 of the Havant Borough District Wide Local Plan 1996-2011.

- 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.
Reason: To ensure an adequate network of Public Rights of Way and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T8 of the Havant Borough District Wide Local Plan 1996-2011.
- 13 Car and Cycle parking must be provided in accordance with the Hampshire County Council Parking Standard and Strategy or as otherwise agreed in writing by the Local Planning Authority prior to occupation of the dwelling or other unit or facility which it serves.
Reason: To ensure that appropriate levels of parking are provided on the site and having due regard to policy T9 of the Havant Borough District Wide Local Plan 1996-2011.
- 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 first occupation in each phase.
Reason: To ensure satisfactory access to the highway and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011.
- 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.
Reason: In the interest of highway safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 16 Details of measures to be taken for each phase 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.
Reason: In the interests of highway safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

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/storage system for each individual plot/phase supported by detailed calculations and implementation program has been submitted and approved in writing by the Local Planning Authority. Each 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 run-off is controlled through the use of sustainable drainage systems. The scheme shall include a maintenance program and establish future management responsibility for the system. The drainage arrangements should incorporate long-term volume storage in addition to restricted discharge rates. This volume will be the difference between the calculated run-off from the developed site and that for the greenfield site for the 1 in 100 year, 6 hour event. The maximum rate of discharge of the extra volume to the watercourse is not to exceed 2L/S/ha (as per CIRIA Doc C609, table 4.5, Pg 83).

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.

Reason: In order to reduce the risk of flooding and having due regard to policy F2 of the Havant Borough District Wide Local Plan 1996-2011.

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 river restoration works shall not be carried out other than in accordance with the approved details.

Reason: In order to reduce the risk of flooding and having due regard to policy F2 of the Havant Borough District Wide Local Plan 1996-2011.

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 Local Planning Authority. The principles of the main river crossing scheme needs to be agreed by the Local Planning Authority 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 river crossing works shall not be carried out other than in accordance with the approved details.

Reason: In order to reduce the risk of flooding and having due regard to policy F2 of the Havant Borough District Wide Local Plan 1996-2011.

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:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors and
- 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.

The development shall 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: To protect the minor aquifer beneath the site and the surface waters within the site and having due regard to policy PC3 of the Havant Borough District Wide Local Plan 1996-2011.

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.

Reason: To protect the minor aquifer beneath the site and the surface waters within the site and having due regard to policy PC3 of the Havant Borough District Wide Local Plan 1996-2011.

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.

Reason: To protect the minor aquifer beneath the site and the surface waters within the site and having due regard to policy PC3 of the Havant Borough District Wide Local Plan 1996-2011.

- 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.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policy US4 of the Havant Borough District Wide Local Plan 1996-2011.
- 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 shall be included within the scheme. 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.
Reason: In the interests of health and safety and safeguarding the amenities of the locality and having due regard to policy PC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 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.
Reason: To safeguard the amenities of occupiers and having due regard to policy PC2 of the Havant Borough District Wide Local Plan 1996-2011.
- 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” (as identified in the Design Statement) 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 amenities of occupiers and having due regard to policy PC2 of the Havant Borough District Wide Local Plan 1996-2011.

27 No phase of the development 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies L7 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

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 each 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011.

29 No phase of development hereby permitted shall commence until detailed specifications are submitted to and approved in writing by the Local Planning Authority 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.

Reason: In the interests of health and safety of users of the site and the amenity of local residents and having due regard to policies D1 and R17 of the Havant Borough District Wide Local Plan 1996-2011.

30 No occupation shall take place within a phase until a schedule of landscape maintenance for that phase, covering a period of five years, consistent with the overall long-term management plan (see condition 8(k)) including details of the arrangements for its implementation, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the landscape maintenance shall be undertaken in accordance with the approved schedule.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features and having due regard to policy L7 of the Havant Borough District Wide Local Plan 1996-2011.

- 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.
Reason: To ensure the maintenance of natural habitats and to protect the appearance and character of the area and having due regard to policies L6 and D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 32 Trees to be retained in each phase, in accordance with condition 31 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.
Reason: To ensure the maintenance of natural habitats and to protect the appearance and character of the area and having due regard to policies L6 and D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 33 No phase of development hereby permitted shall commence, or such phase, 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 Marrelswood 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, or such phase, shall not progress other than in accordance with the agreed implementation programme. Thereafter, all such boundary treatment shall be maintained in a wholly sound and effective condition for a period of 5 years.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policies L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011.
- 34 Prior to commencement unless otherwise agreed in writing by the Local Planning Authority no development 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.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy L7 of the Havant Borough District Wide Local Plan 1996-2011.

- 35 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development 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.
Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area and having due regard to policy NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 36 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development shall commence on the site until details of the mode of, and programme for implementation including start and completion dates for all ecological mitigation, and enhancement measures for each particular 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.
Reason: To ensure the effects of the development upon the natural environmental are adequately mitigated and having due regard to policy NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 37 No development shall take place in any phase until the developer has undertaken a programme of archaeological works for that phase in accordance with the written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority in consultation with Hampshire County Council.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policies E14 of the Hampshire County Structure Plan 1996-2011 (Review) and HE14 of the Havant Borough District Wide Local Plan 1996-2011.
- 38 No development or site preparation 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 the developer has secured and implemented a programme of archaeological work in that phase in accordance with a written scheme of investigation to be submitted by the developer and approved in writing by the Local Planning Authority.
Reason: To safeguard the potential archaeological interest of the site and having due regard to policies E14 of the Hampshire County Structure Plan 1996-2011 (Review) and HE14 of the Havant Borough District Wide Local Plan 1996-2011.

- 39 No development within a phase shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the Local Planning Authority, to include details of:
- i. construction traffic routes in the local area;
 - ii. parking for vehicles of site personnel, operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. piling techniques;
 - v. storage of plant and materials;
 - vi. programme of works (including measures for traffic management and operating hours);
 - vii. provision of boundary hoarding and lighting;
 - 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.

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 D1 and HE5 of the Havant Borough District Wide Local Plan 1996-2011.

- 40 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 400 sq. m.

Reason: To control the capacity of this use within the MDA so as to avoid a predominance of retail uses and to minimise any adverse impacts on existing retail uses in Waterlooville and having due regard to policy TC3 of the Havant Borough District Wide Local Plan 1996-2011.

- 41 Unless otherwise agreed in writing by the Local Planning Authority, any live/work units provided at the development shall comprise B1 use on not less than 33% of the internal floorspace of such unit, and C3 use of no more than 67% of the internal floorspace of such unit. Live/work units shall not be sub-divided and may only be occupied by an occupier who is solely or mainly employed, or self-employed in the linked B1 workspace within the unit, provided that the spouse, partner, dependents and guests of that occupier, may cohabit with the occupier in the live/work unit or in the event of the occupier's death, the widow or widower or any resident dependant(s) of such person may continue to occupy the live/work unit.

Reason: To ensure the provision of live/work units in a satisfactory manner and having due regard to policies EMP5 and EMP6 of the Havant Borough District Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the following policies:-

Hampshire County Structure Plan 1996-2011 (Review)

H1	Housing
H2	Housing
H3	Housing
MDA2	Major Development Areas
T5	Transport

Havant Borough District Wide Local Plan 1996-2011

C1	Protection of the Countryside
C2	The Protection of Agricultural Land
CS4	Cemeteries
D1	High Quality Design
D2	Co-ordination of Development
D3	Public Spaces
ENG1	Energy Generation from Renewable Sources
F2	Development in Fluvial (River and Watercourse) Flood Plains or at Other Risk of Flooding
H1	Scale of Housing Provision
H5	Density of Housing Development
H6	Range of House Types and Sizes
H8	Affordable Housing
HE1	Development in Conservation Areas
HE13	Archaeological Assessments
HE14	Archaeological Investigations
HE15	Roads with Special Character
IMP1	Financial Contributions
L4	Stream Corridors
L6	Conservation and Protection of Existing Natural Features
L7	New Landscape Works
MDA1	Land West of London Road (Plant Farm)
MDA3	Land West of London Road (Purbrook Heath)
MDA4	Transport Matters Relating to the MDA
NC1	Protection of the Natural Environment
NC4	Sites of Importance for Nature Conservation and Local Nature Reserves
NC5	Other Features of Nature Conservation Interest
PC1	Control of Potentially Polluting Uses
PC3	Protection of Water Quality
PC4	Light Pollution
R17	Playing Space Related to New Housing Development
R19	Leisure Routes
T1	Proposals to Assist the Development of an Integrated Transport Network
T10	Contributions to Off Site Highway Improvements
T11	Developer Contributions Towards Green Transport Infrastructure
T2	Safeguarding of Land for South Hampshire Rapid Transit System
T4	The Needs of People with Disabilities and Mobility Problems
T5	New Roads
T6	Public Transport, Cycling and Walking New Development
T7	Criteria for Access to Development
T8	Bus Access and Provision for Cyclists and Pedestrians
T9	Provision of Vehicle Parking and Turning Facilities
TC4	Out Of Centre Development
UA5	Mixed Use Developments
US4	Sewers
WTC1	Public Transport Improvements
WTC7	Development Site Former Allotments, Maurepas Way

The Council considers, having regard to the objectives of these policies, 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 highway, 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 Planning Permission is subject to a S106 legal agreement dated 20 December 2007 which requires the provision of and/or contributions towards:
 - i) affordable housing;
 - ii) open space;
 - iii) allotments;
 - iv) cemetery;
 - v) community facilities;
 - vi) integration;
 - vii) Leisure Centre contribution;
 - viii) percent for art;
 - ix) employment skills development contribution;
 - x) SUDS (sustainable urban drainage);
 - xi) highways and transport matters;
 - xii) management arrangements for the site;
 - xiii) education and children's services;
 - xiv) household waste.
- (2) 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 06/02583/OUT, granted by Winchester City Council.
- (3) Where a proposal for reserved matters approved related 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.
- (4) The phrase 'Grainger site' in the Section 106 agreement is equivalent to the term 'site' in this Planning Permission.
- (5) The term 'phase' in this Planning Permission refers to the 'phase(s)' agreed under Condition 3.

Our Ref: 06/40002/000

- (6) 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.
- (7) 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.
- (8) 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 Development and Technical Service at the Civic Offices or by telephoning 023 9244 6015.
- (9) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (10) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from Hampshire County Council, Highways South, Civic Offices, Civic Centre Road, Havant PO9 2AX (Tel: (023) 9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (11) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

Mrs J A Batchelor
Head of Development & Technical Services

4 January 2008