

To:
Doug Cramond
DC Planning
39 Tremlow Avenue
Poole
Dorset
BH14 8AL

For: George Wimpey UK Ltd
(Now Taylor Wimpey UK Ltd)

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

Application Number: 05/40000/000

Site Address: Land at, Old Park Farm (Part of West of Waterlooville Major Development Area), South of Hambledon Road, Waterlooville

Proposal: Outline application for development of land for residential (450 units), live/work (24 units), employment (7.1ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food & drink, financial/professional & health, open space/recreational purposes & the construction of two accesses from Hambledon Road.

Further to your application received on 07 March 2005, 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 Forms received 07 March 2005
 - b) Certificate of Ownership received 07 March 2005
 - c) Site Area Plan - RPS/drawing JWL.0457-900-03B
 - d) Access off Hambledon Road Plan WSP/drawing 11090187/39/D
 - e) Planning Application Part II received 26 September 2006
 - f) Illustrative Master Plan RPS/drawing JWW-0963-501-01K
 - g) Environmental Statement March 2005:- Volume 1
 - Volume 2 (Appendices)
 - Volume 3A(Transport)
 - Volume 3B (Transport)
 - h) Master Plan - March 2005
 - i) Planning Statement - March 2005
 - j) Response Document - RPS October 2005
 - k) Addendum to Environmental Statement - March 2006
 - l) Design Addendum - March 2006

Our Ref: 05/40000/000

- (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 seven 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 proportion of the business use floorspace prior to the completion of the residential development.
NB (2): Notwithstanding the illustrative phasing plan, the land for the Household Waste Recycling Centre shall be phased in accordance with the requirements of Hampshire County Council.
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 MDA2 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 Brief, Design Addendum (March 2006), the amended Masterplan (Drawing No JWW.0963-501-01K), the Environmental Statement (March 2005) and the Addendum to the Environmental Statement (March 2006), and Design Codes.
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 MDA2 of the Havant Borough District Wide Local Plan 1996-2011.
- 5 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 unless otherwise agreed in writing by the Local Planning Authority.
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 shall be prepared in accordance with the principles set out in the Design Addendum (March 2006). Each subsequent reserved matters application should be accompanied by a written statement which sets out how the proposal complies with the principles set

out in the Design Code. The Design Code will provide details and/or guidance on the following:

General (including climate change):

- (i) Principles for determining quality external materials and facing finishes for roofing and walls including opportunities for using locally sourced and recycled construction materials;
- (ii) accessibility to buildings and public spaces for the disabled;
- (iii) sustainable design and construction, in order to achieve a minimum Eco-homes standard of 'Very Good' 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 and policy in climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the new development by means of renewable energy sources;
- (v) the inter-relationship between residential use and access to employment areas so as to mitigate the impact on residential amenity. vistas and location and design of visible or audible plant, machinery or structures required for ventilation or filtration purposes;
- (vi) built form strategies to include density and massing, street grain and permeability, street enclosure, active frontages, type and form of buildings including relationship to plot and landmarks;
- (vii) mix of dwelling types within each phase of the development which shall include 40% small one or two bedroom dwellings unless otherwise agreed in writing by the Local Planning Authority;
- (viii) layout, massing, scale, orientation, floor space area and height of residential and commercial development, including provision and location of landmark buildings;

Landscaping and Ecology:

- (ix) hard and soft landscaping including the protection of important trees and hedgerows;
- (x) minor artefact's and structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- (xi) design of the public realm, including layout and design of squares, areas of Public Open Space and areas for play;
- (xii) Open space (including sustainable urban drainage) needs and timing of such provisions;
- (xiii) Conservation of flora and fauna interests;

Highways and Transport:

- (xiv) Alignment, width, gradient and type of construction 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:

- (xix) 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 MDA2 and D1 of the Havant Borough District Wide Local Plan 1996-2011.

7 No development hereby permitted shall commence, unless otherwise agreed in writing by the Local Planning Authority, 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" 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;
- (b) The design and external appearance of all buildings (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 across the wetland areas, 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 be taken to mitigate excessive noise;
- (h) The layout of foul sewers and surface drains;
- (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 alignment, width, /gradient and type of construction of any temporary vehicular or pedestrian/cycle link to the HWRC and/or to the boundaries of the site.

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. .

- 8 Construction of the building(s) hereby permitted shall not commence within any phase until details (with samples where requested) of all external facing and roofing materials for that phase 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.

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.

- 9 No development hereby permitted shall commence in any phase until plans and particulars specifying the alignment, width, gradient and type of construction to an adoptable 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 implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways 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.

- 10 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 Right of Ways 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.

- 11 The layout of the site shall allow for the future extension of 'The Main Avenue' (as identified in the Design addendum within the application papers) into the MDA land to the south and there shall be no barriers or other restrictions preventing access between the application site and this adjoining land to the south via "The Main Avenue" 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 D2 and MDA4 of the Havant Borough District Wide Local Plan 1996-2011.

12 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 unattended and untreated into receiving water courses dependant on future phasing downstream.

Reason: To prevent flooding and ensure future maintenance and having due regard to policy F2 of the Havant Borough District Wide Local Plan 1996-2011.

13 Prior to the commencement of development 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 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;
- 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 (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 and 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.

- 14 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, including timing provisions, and the development shall not be carried out other than in accordance with the agreed details.
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.
- 15 Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written 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.
- 16 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 the implementation 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 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.
- 17 No development approved by this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until a full River Diversion and Mitigation Strategy, which shall include a timetable for their implementation, has been submitted and approved by the Local Planning Authority and implemented by the Developer in accordance with the approved details.
Reason: To ensure any diversion of a watercourse achieves real biodiversity gains and that the proposal will be achievable, both in terms of high flows and low flows and creates a mitigation package for ecological enhancement for the river corridor and having due regard to policies L4 and NC1 of the Havant Borough District Wide Local Plan 1996-2011.
- 18 No development approved by this permission should commence until a scheme to maintain flyways for bats has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the agreed details.
Reason: To maintain and enhance a viable bat population in the area by maintaining and enhancing connections between roosts and feeding areas and having due regard to policy NC1 of the Havant Borough District Wide Local Plan 1996-2011.

- 19 Development shall not commence 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.
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.
- 20 No relevant phase of development hereby permitted shall commence until a scheme for protecting the proposed dwellings and their gardens from noise from Hambledon Road and the proposed 'Main Avenue' and 'Main Street' (as identified in the Design Addendum) has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use 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.
- 21 Unless otherwise agreed in writing by the Local Planning Authority no phase of 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 such approved timing provisions. Any tree or shrub planted as part of such 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 L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011.
- 22 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.
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.

- 23 No phase of residential development hereby permitted shall commence until a specification for the Local Equipped Area of Play (LEAP), as shown on the amended Masterplan (Drawing No. JWW.0963-501-01K), has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development of a LEAP shall be undertaken in accordance with National Playing Field Association 'Six Acre Standard' Best Practise Guidance (2001) and should include the following as a minimum:
- (i) An activity zone of at least 400sqm in area that caters for children of 4-8 years in age;
 - (ii) At least 5 types of play equipment (i.e. balancing, rocking etc);
 - (iii) Appropriate boundary treatment to provide a continuous and secure boundary;
 - (iv) A barrier to limit the speed of a child entering or leaving the facility;
 - (v) At least 10 metres between the edge of the play area and the boundary of the nearest property;
 - (vi) Planting around the perimeter;
 - (vii) Adequate adult seating provision;
 - (viii) Signage;
 - (ix) Litter bin.

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

- 24 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 as appropriate, 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 policy R17 of the Havant Borough District Wide Local Plan 1996-2011.

- 25 No development shall commence within a phase until a schedule of landscape maintenance, for that phase, for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the arrangements for its implementation. The landscaping shall be maintained in accordance with the approved implementation arrangements.

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.

- 26 The existing trees in 'good condition (BS: 5837 category B), as shown in the tree survey report submitted with the Environmental Statement and indicated for retention on the amended Masterplan (Drawing No. JWW.0963-501-01K), any other trees subject to Tree Preservation Orders and 'Important' hedgerows (Hedgerow Regulations 1999) 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.

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.

- 27 No phase of development hereby permitted including any site clearance shall commence until details of the landscape buffer proposed to be provided along the western boundary of the application site, as shown in the amended Masterplan (Drawing No. JWW.0963-501-01K), and a programme for its 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 implementation programme, as is thus approved by the Authority. At all times 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 policy L7 of the Havant Borough District Wide Local Plan 1996-2011.
- 28 No phase of development adjacent to Brambles Business Park hereby permitted shall commence until details, including a timetable for implementation, of the acoustic barrier to be provided along the boundary of the application site with Brambles Business Park have been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details and, thereafter, the acoustic barrier shall be retained and maintained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policies PC2 and D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 29 No development shall commence on the site, unless otherwise agreed in writing by the Local Planning Authority, until details of advance or screen planting has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the part or phase of the development to which the screen relates/in accordance with an 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 substantial completion of the development, the date of which shall be agreed in writing by the Local Planning Authority. 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.
- 30 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development shall commence on the site until an ecological survey, where appropriate, of that phase and any other land likely to be significantly effected by the proposed development, as identified on drawing no. JWR.0457-56-1, has been carried out and details including an assessment of the impact of the proposed development and any appropriate measures to alleviate this 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.

31 No phase of development 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 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 in accordance with the approved programme.

Reason: To ensure 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.

32 Unless otherwise agreed in writing by the Local Planning Authority, no phase of development shall commence until the applicant has undertaken a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved 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.

33 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 has been submitted to and approved in writing by the Local Planning Authority;
 - (viii) Protection of important trees, hedgerows and other natural features;
 - (ix) Measures to reduce mud and spoil on the highway;
 - (x) Details of proposed means of dust suppression and noise mitigation.
- Only the approved details shall be implemented during the construction period as appropriate.

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

34 Unless otherwise agreed in writing with 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 63% of the internal floorspace of such unit. Live/Work units shall not be subdivided 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.

- 35 The site of the HWRC shall not be brought into use before details of the lorry routing and directional signage for all vehicles have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the facility shall not be operated other than in accordance with the agreed details.

Reason: In the interests of protecting the amenities of the area and having due regard to policy D1 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)

E14	Archaeology
H1	Housing
H2	Housing
H3	Housing
MDA2	A New Community West of Waterlooville
T5	Transport

Havant Borough District Wide Local Plan 1996-2011

D1	High Quality Design
D2	Co-ordination of Development
D3	Public Spaces
EMP5	Maximising Employment
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
HE14	Archaeological Investigations
L4	Stream Corridors
L6	Conservation and Protection of Existing Natural Features
L7	New Landscape Works
MDA2	Land at Old Park Farm, Waterlooville
MDA4	Transport Matters Relating to the MDA
NC1	Protection of the Natural Environment
PC1	Control of Potentially Polluting Uses
PC2	Control of Development in the vicinity of Polluting or Potentially Polluting Development
PC3	Protection of Water Quality
R17	Playing Space Related to New Housing Development
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
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

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 provide a sustainable living environment;
- (b) whether the design and layout of the proposed development would create a locally distinctive environment that is appropriate to the local character and context;
- (c) whether the proposed development would cause significant harm to the natural or historic environment and whether any negative effects are 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 social, utilities and transport infrastructure to meet the needs of the development.

Having taken into account the requirements of Section 38(6) of the Planning and Compulsory 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 with Hambledon Parade;
 - vii) Leisure Centre contribution;
 - viii) percent for art;
 - ix) employment skills development/apprenticeship;
 - x) SUDS (sustainable urban drainage);
 - xi) highways and transport matters;
 - xii) construction traffic management plan;
 - 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 05/00500/OUT, granted by Winchester City Council.
- (3) 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.
- (4) The phrase 'planning phase' in the planning agreement is equivalent to the term 'phase' in this Planning Permission, and the phrase 'Wimpey site' in the planning agreement is equivalent to the term 'site' in this Planning Permission.

- (5) 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.
- (6) 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.
- (7) 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 Services at the Civic Offices or by telephoning 023 9244 6015.
- (8) 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 Havant Borough Council Reception, Civic Offices.
- (9) 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. no (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.
- (10) 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