

APPENDIX B.1 RELEVANT SITE AND PLANNING HISTORY (TAYLOR WIMPEY & GRAINGER DESIGN CODES)

The principle of a Major Development Area (MDA) at West of Waterlooville was initially established through the preparation of the South Hampshire Structure Plan in the early 1970s. During the review of the Hampshire County Structure Plan in 1994 it was recognised that development needs within the County would have to be met on land 'beyond the existing urban areas on underdeveloped land'.

The concept and underlying principles of MDAs are set out in policy MDA1 of the structure plan which envisages each MDA providing for:

‘ the co-ordinated and integrated development of transport, housing, employment, health, community and social facilities, shopping, education, formal and informal recreation and leisure facilities and other identified local needs.’

Structure plan policies MDA1, MDA2, H3 and H4 set out the detailed requirements for the West of Waterlooville MDA. In summary, these policies provide for a large scale mixed-use development providing for at least 2000 dwellings, with an additional reserve allocation for 1000 dwellings, 30 hectares of employment land and associated transport, physical and social infrastructure. The Structure Plan requires the MDA to be focused on and integrated with Waterlooville town centre.

The structure plan required the boundary of the MDA and the precise form, density and location of development to be established in local plans through joint working between the county council, district councils and others.

The site for the West of Waterlooville MDA straddles the two local authority boundaries of Winchester city council and Havant borough council, with the majority of the development falling within the administrative boundary of Winchester city council. As a consequence Winchester city council has assumed a lead role in co-ordinating the planning process for the MDA in close partnership with Havant borough council. The partnership approach has ensured that the councils have worked closely with the development interests, Hampshire county council, other public and private sector organisations and the local community at all stages in the development of the masterplan framework for the MDA.

The West of Waterlooville working party (a committee of the city council, to which members from Havant Borough, Portsmouth City, East Hampshire

District, and Hampshire County Councils were invited to attend as observers) was set up in 1997 to steer and advise the MDA planning process from the outset. It was subsequently replaced by the West of Waterlooville forum, now comprising councillors from Winchester city council, Havant Borough Council and Hampshire County Council. The forum meetings are held in public and the local community has been encouraged to participate in meetings, and the recommendations of the forum are fed back to the relevant authorities.

Extensive public consultation with the Denmead, Waterlooville, Purbrook and Widley local communities has taken place throughout the plan making process to engage them in the decision making process and to help the councils understand the local issues. A community newsletter was published regularly, with over 1200 households on the circulation list. Two questionnaire surveys were circulated and community workshops were held on four separate occasions. Three separate public exhibitions were held.

Work on the Masterplan culminated in the endorsement of the masterplan framework by the West of Waterlooville forum on 15th April 2004. The adopted version of the masterplan framework took account of many competing factors such as the land use composition, the compactness of the developable areas together with the need to provide a sustainable drainage system. It has formed the basis for the development interests to produce a comprehensive masterplan covering the whole of the MDA. While the MDA has always been planned as a whole, it was always understood that two separate applications might be submitted from each of the development interests. The work to date has been to ensure that while two applications might need to be considered separately, in doing so they could be determined with the context of the MDA as a whole. So that members can see how any one part of the MDA fits in with the whole. It also enabled the infrastructure requirements for the whole of the MDA to be identified to ensure that each phase of development (regardless of who the developer is) makes adequate provision for the necessary social and physical infrastructure.

The work of the forum has continued to date monitoring the progress of the site and they have recently had the Phase I Housing application presented to them. The original vision for the MDA, which they endorsed on 3 October 2005, is set out below:

- to create a sustainable urban extension to waterlooville, integrated with waterlooville town centre and forming the fourth quadrant of the town; delivering at least 2,000 dwellings, with employment provision, and associated physical and social

infrastructure, and making provision for a further 1,000 dwellings and associated infrastructure to be held in reserve.

- to enhance the vitality and viability of the waterlooville town centre and help secure and deliver the economic regeneration objectives of the wider area.
- to aspire to achieve the highest quality of urban design and create a new sustainable community with a strong sense of identity and belonging, which is safe and secure, is inclusive and which provides for the necessary social and economic needs of its residents to compliment the wider area.
- to facilitate active community engagement to create a place which is capable of adapting and changing to meet community needs over the next 15 years and beyond.
- to aim for best practice in all aspects of design and sustainability - in transport, construction, energy efficiency, environmental protection and enhancement and urban drainage.
- to create an exemplar development from which others can learn for the future and which the local authorities are proud to have facilitated and promoted.

APPENDIX B.2 RELEVANT POLICY

As noted above, the application site falls partly within the jurisdiction of Havant Borough Council (HBC) and partly within the jurisdiction of Winchester City Council (WCC). The current Development Plan context therefore comprises the following documents:

- RPG 9 Regional Planning Guidance for the South East
- Adopted Hampshire County Structure Plan 1996-2011 (Review)
- Adopted Winchester District Local Plan (Review 2006)
- Adopted Havant Borough district-wide local plan (2005)

Adopted Hampshire County Structure Plan 1996-2011 (Review) (HCSPR)

Policy H1/H2 Housing Provision
Policy H3 Housing Provision in MDAs
(Policy MDA1 Principles of Major Development Areas (this has not been saved by the Secretary of State in reviewing the HCSPR)
Policy MDA2 A new community West of Waterlooville
Policy T5 Transport Requirements for New Development

Adopted Winchester District Local Plan (Review 2006)

The main policy in respect of the MDA is;

Chapter 12 Major Development Area

MDA.1 West of Waterlooville

Other policies which are material in determining this application include:

Chapter 3 Design and Development Principles

DP.1 Planning Applications Supporting and Explanatory Information
DP.3 General Design Criteria
DP.4 Landscape and the Built Environment
DP.5 Design of Amenity Open Space
DP.6 Efficient Use of Resources
DP.8 Flood Risk
DP.9 Infrastructure for New Development
DP.10 Pollution Generating Development

- DP.11 Unneighbourly Uses
- DP.13 Contaminated Land
- DP.15 Renewable Energy Schemes

Chapter 4 Countryside and Natural Environment

- CE.9 Site of Importance for Nature Conservation
- CE.10 Other sites of Nature Conservation Interest
- CE.11 New and enhanced sites of Nature Conservation Value
- CE.12 Agricultural land quality
- CE.17 Re-use of non-residential buildings in the countryside

Chapter 5 Historic Environment

- HE.1 Important Archaeological sites
- HE.2 Archaeological Assessments

Chapter 6 Housing

- H.1 Provision for Housing Development
- H.5 Affordable Housing
- H7 Housing Mix and Density

Chapter 9 Recreation and Tourism

- RT.4 Recreational Space for New Housing Development
- RT.9 Recreational Routes

Chapter 10 Transport

- T.1 Development Location
- T.2 Development Access
- T.3 Development Layout
- T.4 Parking standards
- T.5 Off Site Transportation Contributions
- T.6 Integrated Transport Infrastructure
- T.11 Road Schemes

Chapter 12 Major Development Areas

MDA.1 West of Waterlooville

Adopted Havant Borough District-Wide Local Plan (2005)

PC1	Protection of Water Quality
PC3	Protection of Water Quality
PC4	Light Pollution
ENG1	Energy Generation from Renewable Sources
D1	High Quality Design
D3	Public Spaces
L4	Stream Corridors
L6	Conservation and Protection of Existing Natural Features
L7	New Landscape Works
H5	Density of Housing Development
H6	Range of Housing Types and Sizes
H8	Affordable Housing
MDA2	Land at Old park Farm, Waterlooville
MDA4	Transport Matters Relating to the MDA
R17	Playing Space related to new Housing Development
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	Vehicle Parking and Turning Facilities
US4	Sewers
NC5	Other Features of Nature Conservation Interest

APPENDIX B.3 CONDITIONS APPROPRIATE for OUTLINE PLANNING PERMISSIONS 05/00500/OUT WCC and 05/40000/000 HBC (Taylor Wimpey)

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 seven years from the date of this permission.

01 To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

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.

02 To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

03 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.

03 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)

04 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 Code.

04 To define the scope of this permission

05 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.

05 To ensure satisfactory comprehensive development and proper planning of the area.

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 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 artefacts 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 needs (including sustainable urban drainage) 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.

06 To ensure satisfactory comprehensive development and proper planning of the area.

07 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] 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 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.

07 To secure orderly development.

08 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.

08 To ensure the appearance of the development is satisfactory.

09 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.

09 To ensure they are constructed to a satisfactory standard.

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.

10 To ensure an adequate network of Public Rights of Way.

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.

11 In order not to prejudice the future development of adjacent land.

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 un-attenuated and untreated into receiving water courses dependant on future phasing downstream.

12 In order to reduce the risk of flooding.

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.

13 To protect the minor aquifer beneath the site and the surface waters within the site.

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.

14 To protect the minor aquifer beneath the site and the surface waters within the site.

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.

15 To protect the minor aquifer beneath the site and the surface waters within the site.

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.

16 To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality.

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.

17 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.

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.

18 To maintain and enhance a viable bat population in the area by maintaining and enhancing connections between roosts and feeding areas.

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.

19 In the interests of health and safety and safeguarding the amenities of the locality.

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.

20 To safeguard the amenities of occupiers.

21 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.

21 To ensure the appearance of the development is satisfactory.

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.

22 To ensure the appearance of the development is satisfactory.

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. The development of a LEAP shall be undertaken in accordance with National Playing Field Association 'Six Acre Standard' Best Practise Guidance (2001) and, unless otherwise agreed in writing by the Local Planning Authority, 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

23 In the reasons of health and safety of users of the site and the amenity of local residents.

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."

24 In the interests of health and safety of users of the site and the amenity of the local residents.

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.

25 To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

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.

26 To ensure the maintenance of natural habitats and to protect the appearance and character of the area.

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.

27 To safeguard the amenities of the locality and occupiers of neighbouring properties.

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.

28 To safeguard the amenities of the locality and occupiers of neighbouring properties.

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.

29 To ensure an appropriate standard of visual amenity in the local area.

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.

30 To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.

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 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 in accordance with the approved programme.

31 To ensure effects of the development upon the natural environment are adequately mitigated.

32 Unless otherwise agreed in writing by the local planning authority, no phase of development shall commence until the applicant has undertaken the implementation of 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.

32 To safeguard the potential archaeological interests of the site.

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.

33 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.

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 dependants of such person may continue to occupy the Live/Work unit."

34 To ensure the provision of live work units in a satisfactory manner.

35 The site of the Household Waste Recycling Centre 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.

35 In the interests of protecting the amenities of the area.

APPENDIX B.4 APPROVED & CURRENT PLANNING APPLICATIONS (Taylor Wimpey & Grainger)

Winchester City Council and Havant Borough Council have a number of current planning applications which relate to this site and the adjacent site part of the MDA, as detailed in the list below:

- **05/00500/OUT WCC and 05/40000/000 HBC** Development of land at Old Park Farm for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road (OUTLINE), permitted 04/01/2008.
- **06/02538/OUT WCC and 06/40002/000 HBC** Development of land at Plant Farm, 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 (OUTLINE), permitted 04/01/2008.
- **08/00269/REM WCC HBC ref 08/40000/002** Application for principal infrastructure, strategic landscape and site level details for proposed development at Old Park Farm, Waterlooville (reserved matters application with part clearance of outline planning conditions 7, 9, 12, 16, 21, 22, 24, 27, and 29 of 05/00500/OUT WCC and 05/40000/000 HBC), resolution to approve at Joint Committee of 16th June 2008. Amended plans still being finalised.
- **08/00352/REM WCC 08/40002/002 HBC** Reserved matter application for provision of principal infrastructure plus associated landscaping (with full discharge of outline planning conditions 3 & 32 and part discharge of conditions 6, 8, 12, 14, 15, 17, 20, 24, 35, 36 and 39) in respect of Outline permission 06/02538/OUT WCC and 06/40002/000 HBC on land at Plant Farm, resolution to approve at Joint Committee of 17th June 2008. Amended plans still being finalised.

- **08/00350REM WCC 08/40000/003 HBC.** Reserved matter application for phase 1 of residential development for 110 dwellings, comprising 74 houses and 36 apartments in respect of outline planning condition 7 (part) with relevant part clearance of outline planning conditions 8, 9, 20, 21, 22 and 33 of outline planning permission 05/00500/OUT WCC and 05/40000/000 HBC, on land at Old Park Farm, current planning application.
- **08/00278/DIC WCC 08/40000/001 HBC** Design Code submission relating to condition no. 06 on Outline Planning Permission 05/00500/OUT WCC and 05/40000/000 HBC on Land at Old Park Farm, resolution to approve at Joint Committee of 16th June 2008. Amended Code still being finalised.
- **08/00351DIC WCC 08/40002/001 HBC** Design code submission relating to condition no. 06 on outline planning permission 06/02538/OUT on Plant Farm site 06/40002/00 HBC, resolution to approve at Joint Committee of 17th June 2008. Amended Code still being finalised.
- **WCC 08/01151/TPO TPO/1913** Fell 6no. Ash trees 1no. Field Maple 1no. Oak tree 4no. Cherry trees; carry out work within root protection area to 2no. Ash tree and 1no. Oak tree on land at Plant Farm, permitted 21/07/2008.
- **WCC 08/01196/TPO TPO/0538/04** Fell 2no. Oak Trees on Plant Farm site, permitted 18/07/2008.
- **HBC 08/40002/004** Works to HBC TPO1913 & TPO1303 application submitted on Plant Farm site, details awaited.
- **WCC 08/01148/HED W19499/07** Removal of 12no. sections of hedgerow on Plant Farm site, permitted 21/07/2008.
- **HBC 08/40000/005** Works to HBC TPO 1855 trees; Fell 1 no. Quercus Robus (Oak) (T15); Crown clean and crown lift to 3m trees 11-14 and 17-26 inclusive on Old Park Farm; permitted 09/07/2008.

APPENDIX B.5 SUMMARY OF S106 REQUIREMENTS, TRIGGERS AND CONTRIBUTIONS

Taylor Wimpey Summary of Main S106 Requirements Prior to Commencement

- Highways Contribution - £50,995 first instalment (HCC)
- Employment Skills Contribution - £45,000 or submit a scheme (HBC)
- Highways Contribution Travel Plan – Residential and Workplace £1,125 for approval then £6,750 for monitoring
- Residential Travel Plan Secured Amount - £50,995 less amount in Clause 16.17.14 (Residential Travel Plan Deposit Account)
- Open Space – £129,592 or equip the LEAP (Relevant Authority)
- Open Space – Children’s Play Provision - To agree in writing with Winchester and Havant the precise location, specification and timetable for the provision of the LEAP and when the budget and type of play equipment will be required to be determined
- Enter into a Section 278 agreement with HCC in respect of B2150 Priority Junction Access Works. *Completed*
- To carry out and complete at its own expense the B2150 Priority Junction Access Works.
 - works to binder course level to the satisfaction of HCC in writing
- SUDS - To design and provide to WCC and HBC a design of the SUDS Scheme together with information to enable WCC and HBC to be satisfied that the scheme will be fit for purpose; to agree with WCC and HBC the precise extent of the SUDS Scheme; to agree in writing with WCC and HBC a maintenance regime for the SUDS Scheme; to pay to the Relevant Authority an inspection fee in respect of the SUDS Scheme upon the Commencement of Development (SUDS plan annexed to S106 Agreement)
- Commencement Notice - To serve a written notice upon HCC, WCC and HBC confirming the date on which the Commencement is proposed
- Construction Route Traffic Management Plan - To submit to HCC for its approval a Construction Route Management Plan including provisions as to how it shall be monitored and reviewed; to erect notice boards/signs at all entrances and exits to the Wimpey Site containing details of the construction traffic route to be used; to insert a provision into any contract with a contractor to transport materials which makes it a binding obligation that the contractor observe the Construction Route Management Plan
- Monitoring Officer - To appoint a Monitoring Officer employed by the Developer to provide written information to the Hampshire County Council, Winchester City Council and Havant Borough Council, including the actual numbers of Residential Units and Traffic Generation Units, the numbers commenced and constructed, sold and occupied, and the exact quantum and floor space of commercial development, and information regarding all Trigger points.

Taylor Wimpey Summary of Main S106 Requirements Prior to Occupation of any Wimpey Residential Units

- Enter into a Section 278 agreement with HCC in respect of Hambledon Road Toucan Crossing Works
- Community Development Contribution - £39,375 first of two instalments (HBC)
- Enter into a Section 278 agreement with HCC in respect of Pedestrian/Cycle Route to Cowplain School
- Highways Contribution – School Travel Plan Contribution - £3,530 (HCC)

Taylor Wimpey S106 Prior to Occupation of 25 Residential Units

- Hambledon Road Toucan Crossing Works – complete the works to Completion Certificate Standard
- Pedestrian/Cycle Route to Cowplain School – carry out and complete the works to Completion Certificate Standard

Taylor Wimpey S106 Prior to Occupation of 50 Residential Units

- Highways Contribution – Bus Services Contribution - £163,168 first of two instalments (HCC)
- Highways Contribution – Junction Improvements Contribution - £100,000 first of two instalments (HCC). London Rd/Maurepas Way and/or Hulbert Rd and Purbrook Way
- Highways Contribution – Brambles North Link Contribution - £52,302 (HCC)

Taylor Wimpey S106 Prior to Occupation of 100 Residential Units

- Open Space – Youth Provision Contribution - £49,858 first of two instalments (WCC)
- Community Facilities – Community Centre Contribution - £208,958 first of two instalments (WCC)
- Community Facilities – Community Development Contribution - £39,375 first of two instalments (HBC)
- Integration – Hambledon Parade Improvements Contribution - £352,011 (HBC)
- Percentage for Art Contribution - £22,500 (HBC), £67,500 (WCC)
- Highways Contribution – On-Site Highway Works Wimpey Spine Road, complete to Household waste Recycling Centre, Street Name Plates and Lighting in accordance with the S38 Agreement

Taylor Wimpey S106 on or before Occupation of 100 Residential Units or 18 months of Commencement

- Transfer freehold of Household Waste Recycling Centre to HCC or its nominee with right to use the Temporary Haul Route (constructed and maintained by the Developer at no cost to HCC) and Temporary Services (temporary supply of electricity, surface water drainage, foul sewerage and telephone) installed up to the HWRC (by the Developer at the expense of the Developer); to procure that the HWRC Site shall be a cleared site to the satisfaction of HCC; to implement and complete a programme of archaeological work in accordance with a scheme of investigation and mitigation approved by HCC; to implement and complete the mitigation measures and recommendations detailed in the Environmental Statement to the satisfaction of HCC; to implement and complete any remediation scheme required by HCC and to the satisfaction of HCC.

Taylor Wimpey S106 Prior to Occupation of 100 Wimpey Residential Units or 250 Residential Units within the MDA

- Highways Contribution – Off – Site Highway Works B2150 Hulbert Rd/Frendstaple Road/tempest Avenue Roundabout Improvements
- Highways Contribution – Off – Site Highway Works B2150 Traffic Signal Controlled Access Works