

Mr D Shepheard
5-7 Station Road
Hayling Island

Our Ref: APP/19/00324
Direct Line: (023) 07880777478
Ask For: Ms Jennie Fox
Email: planning.development@havant.gov.uk
11 June 2025

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/19/00324

Site Address: 5-7 Station Road, Hayling Island

Description: Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store (11.2.21). Request to discharge condition 4 (4.3.21). Request to discharge conditions 9, 10, 11, 12, 13, 14, & 15 (27.04.21). Request to discharge condition No/s 5 and 7 (28.06.2021). Request to discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (24/10/2023).

This decision relates to your request to discharge conditions which was valid from 24 October 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/19/00324.

The conditions in respect of which information has been submitted are:

Condition 5:

Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation based on the proposals outlined within the GCC Ground Condition Desk Top Study Ref: J19-005-R01; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors, including those off site;

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks;

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site, or contamination-sensitive receptors in the immediate vicinity.

Details submitted:

Ground Condition Assessment by GCC September 2020 ref. J20-033-R01
Soil Samples Testing Schedule Confirmation 15 September 2021
Analysis Report by Envirochem Analytical Laboratories Ltd. 24 September 2021
Ground Floor Showing Foundations 414406.01P1
Drainage General Arrangement 414406-100B
Hard Landscaping Plan HOPA-P-1007 (D)
OEMA Soil and Water Analysis for Waste Acceptance Criteria
Email from agent with further information dated 10 April 2025
Tank removal photos
Analysis Report by Envirochem Analytical Laboratories Ltd. 30 May 2025
Additional photos received 06 June 2025

Condition 6:

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 5 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2011, contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site, or contamination-sensitive receptors in the immediate vicinity.

Details submitted:

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Hard Landscaping Plan HOPA-P-1007 (D)
OEMA Soil and Water Analysis for Waste Acceptance Criteria
Email from agent with further information dated 10 April 2025
Tank removal photos
Analysis Report by Envirochem Analytical Laboratories Ltd. 30 May 2025

PLEASE NOTE THAT THIS IS A PART APPROVAL RELATING TO THE FLATS AT GROUND FLOOR LEVEL FOLLOWING A PART APPROVAL FOR THE COMMERCIAL UNITS AND FLATS AT FIRST AND SECOND FLOOR LEVELS ON 09 MAY 2025. THIS CONDITION IS NOW FULLY DISCHARGED.

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver
Development Manager

11 June 2025