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Our Ref: APP/17/01324
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28 July 2023

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

Application Number: APP/17/01324

Site Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Description: Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18). Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20). Request to discharge conditions A11, A12, A13 and B11.(10.02.23). Request to discharge conditions A1, A9 and B4 (23.03.23). Request to discharge condition A14 (plot 5) (17.03.23).

This decision relates to your request to discharge conditions in respect of Plot 5 which was valid from 23 March 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/17/01324 insofar as they relate to Plot 5.

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

A14. Contaminated land – scheme

Prior to the commencement of each phase of development a scheme to deal with the risks associated with contamination of that part of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

(i) A desk study identifying:

- a. All previous uses
- b. potential contaminants associated with those uses.
- c. a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

(ii) A site investigation scheme based on previous investigation reports, for the purpose of provide informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

(iii) The results of the site investigation and risk assessment (ii) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

(iv) A verification report shall be prepared on completion of the remediation measures set out in (iii) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

The approved scheme shall be implemented prior to development of each phase commencing on site and shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users, and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas, and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and National Planning Policy Framework 2018.

Details submitted:

- Hydrock Ground Investigation Report Ref: 19453-HYD-XX-XX-RP-GE-1004 (9/12/2021)
- Hydrock Controlled Waters and Ground Gas Risk Assessment Ref: 19453-HYD-XX-XX-RP-GE-1006 (01/03/2022)
- Hydrock Remediation Strategy & Verification Report Ref: 19453-HYD-XX-XX-RP-GE-3001 (14/04/2022)
- Hydrock 19453-HYD-500-XX-RP-GE-5000 Remediation Verification Report (02/02/23)

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.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 28 July 2023