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Our Ref: APP/21/00189
Direct Line: (023) 01730 234223
Ask For: Ms L Wells
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22 March 2023

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

Application Number: APP/21/00189

Site Address: Brockhampton West, Harts Farm Way, Havant

Description: Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the site for development. All matters are reserved except the means of access to the site.(16.06.22). Request to discharge condition 15 and partial discharge of conditions 13 and 17 (24.10.22). Request to discharge condition 19 (29/11/2022).

This decision relates to your request to discharge conditions which was valid from 24 October 2022.

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/21/00189.

The following condition is part discharged:

Condition 13:

No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways and the Highway Authority). The CEMP shall include but not be limited to:

- a) Details of transport logistics (including proposed routes on a plan) in accordance with section 6.1.2 of the Delta Simons Air Quality Assessment Report Reference 19-2099.03.
- b) Construction Traffic Management (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);
- c) An estimate of the daily movement of the construction traffic, profiled for each construction phase, identifying the peak level of vehicle movements for each day;
- d) The hours of construction work and deliveries;
- e) Procedures for managing deliveries & collections at the site, including parking, (which shall

include the long term facilities for contractor parking), loading materials handover and transport to secure storage areas, and the means of minimising the risk of release of fuel and other materials capable of causing harm to health or the environment;

- f) The storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- g) The proposed maintenance and aftercare of the site;
- h) Measures to avoid impacts on the non-statutory designated sites and retained habitats;
- i) Details of drainage arrangements during the construction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas as a result of the construction programme;
- j) Contact details of personnel responsible for the construction works
- k) Provisions for the segregation & storage of wastes destined for treatment, recycling or disposal, alongside details on how leachate generation from stockpiles will be minimised &/or appropriately managed so as to prevent cross contamination of materials or release of leachate to controlled waters.
- l) Measures to ensure safe pedestrian movement on the public highway & footpaths
- m) No bonfires to take place on the site, during any phase of the operation.
- n) Control measures for dust and other air-borne pollutants, such as smoke and fume emission from the site during construction works. It should advise as to what measures are to be put in place for the control of any dust and other air-borne pollutants that might emanate from the development site. Furthermore, the methods of dust controls should also be in accordance with the guidance as laid down out in the BRE Report 456 – Control of Dust from Construction and Demolition activities. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also kept damp at all times
- o) The means of preventing track out of mud & spoil on to the highway and preventing runoff from or excessive infiltration to the site from adversely impacting adjacent surface waters, including wheel washing facilities as appropriate
- p) Details of measures to be employed to control the emission of noise and vibration during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – part 1: Noise, and part 2: Vibration (BS1<2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.
- q) Soft start vibro-piling shall only be used and all piling activities shall cease should the temperature fall below zero for a period of 3 consecutive days during January to February.
- r) Details of the training of site operatives to follow the Construction Environmental Management Plan requirements.
- s) The Asbestos Management Plan & Surface Water Quality Monitoring Programme, and other specific environmental controls mentioned at section 5.5 of Delta Simons Report 19-2099.07.
- t) Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring properties or the strategic highway.
- u) Location of temporary site building and compounds.
- v) A programme of and phasing of demolition (if any) and construction work.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties and the public realm more generally, and prevent pollution of nearby surface waters, or impacts to sensitive ecological receptors. To avoid inappropriate parking practices or the turning and manoeuvring of construction vehicles which adversely impact either the use or safety of the public highway. This condition is imposed having due regard to policies DM10 & CS15 (Havant Borough Local Plan (Core Strategy) 2011), and the National Planning Policy Framework.

Details submitted:

Readie Construction Environmental Method Statement 2 March 2023
Lucion Services Summary Asbestos Monitoring Plan
Delta Simons Surface Water Quality Monitoring Plan

Partl discharge of condition 13, which only covers the Enabling Infrastructure Earthworks.

- (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.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)
Date: 22 March 2023