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Our Ref: APP/14/01184
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Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
17 November 2015

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

Application Number: APP/14/01184

Site Address: Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant

Proposal: Discharge of Condition No's 2, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16 and 17 of Planning Permission APP/14/00232.

This decision relates to your application received on 05 November 2014 which was valid from 05/11/2014, and in particular the plans and other documents submitted with your application.

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/14/00232.

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

- 2 No development shall take place until the applicant has completed a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
Details submitted:
Written Scheme of Investigation for Archaeological Evaluation for Langstone View Bedhampton. Ref: LP1635L-WSI-vl.I
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

Details submitted:

Archaeological Evaluation Report for Langstone View Bedhampton. Ref: LP1635-AER-v2.2

- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads, shared drives 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. 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 CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Longitudinal sections sheet 1 of 2; 4040/03/01
Longitudinal sections sheet 2 of 2; 4040/03/02
Proposed levels Layout 1 of 2; 4040/01/01 A
Proposed levels Layout 2 of 2; 4040/01/02 A
Engineering Layout A0 Sheet 1 of 2; 4040/02/05 C
Engineering Layout A0 Sheet 2 of 2; 4040/02/06 B
Flood Risk Assessment Feb 2014 Issue 2

- 6 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials 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 policies CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Statement of Detail Langstone View; Jan 2015 Revision 2
Materials Layout Rev A
Materials 10774 Feb 14

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development 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: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Externals Layout Jan 2015 P1055/EXT2/01
Externals Layout Jan 2015 P1055/EXT2/02
Externals Layout Jan 2015 P1055/EXT2/03

- 8 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site 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/or retained, and timing provisions for completion of the implementation of all such landscaping works. Notwithstanding the details already submitted the scheme shall provide for supplemental tree planting to the rear of Unit 5 and for reinforcement of the northern boundary.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Landscape Maintenance Works May 2014 10774 L 94.05

Landscape Proposals BSH188849 11D

Landscape Proposals BSH188849 12D

Landscape Proposals BSH188849 13D

Landscape Proposals BSH188849 14C

Landscape Proposals BSH188849 15C

Landscape Proposals BSH188849 16D

Landscape Proposals BSH188849 17E

- 11 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

Details submitted:

Construction Management Plan in respect of this matter; October 2014

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority and no materials shall be stored anywhere else on the site throughout the contract period.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Construction Management Plan in respect of this matter; October 2014

- 13 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Construction Management Plan in respect of this matter; October 2014

- 14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Vista junior specification

Engineering Layout A0 Sheet 1 of 2; 4040/02/05 C

Engineering Layout A0 Sheet 2 of 2; 4040/02/06 B

- 15 Prior to the commencement of the development hereby approved, a scheme to address the potential risks posed by soil gas 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.

1. A programme of soil gas monitoring utilising the existing gas monitoring wells installed as part of the Wilson Bailey Ground Investigation, including sampling undertaken during at least one period of falling atmospheric pressure, for the purpose of informing an appropriate assessment of the requirement (or otherwise) for gas protection measures to be incorporated within the proposed dwellings.

2. The results of the soil gas monitoring and appropriate assessment (1), and if appropriate, a method statement based on these results giving full details of the soil gas protection measures required and how they are to be undertaken.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from possible made ground within nearby chalk-pits, or the geological transmittance of soil gasses from formerly licensed landfill sites located to the south, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012

Details submitted:

Wilson Bailey Update on Soil Gas Monitoring Winter 2013/2014 Ref J11145/DB/c05, dated 30 October 2014

- 16 Prior to the occupation of the dwellings a verification report shall be prepared on completion of implementation of required gas protection measures [if any], confirming that installation is in accordance with the method statement (2), and setting out any necessary measures for maintenance, further monitoring and reporting, if appropriate.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from possible made ground within nearby chalk-pits, or the geological transmittance of soil gasses from formerly licensed landfill sites located to the south, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012

Details submitted:

Wilson Bailey Update on Soil Gas Monitoring Winter 2013/2014 Ref J11145/DB/c05,

dated 30 October 2014

- 17 Prior to the commencement of construction of any part of the development approved by this Planning Permission, a protocol for the identification and assessment of possible historic unexploded ordnance (UXO) shall be submitted to and approved in writing by the Local Planning Authority

If, during development, any suspected historic ordnance is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved protocol shall be observed throughout the undertaking of all relevant construction activities (i.e. installation of foundations, buried services & SUDS).

Reason: The site is adjacent to former military encampments and within a distance from former military and manufacturing activities likely to have been targeted by aerial bombardment during the 2nd World War, such that the presence of unexploded ordnance is not considered implausible. The previously undeveloped status of the site increases the possibility that any ordnance present could have remained undisturbed to date. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Draft Havant Borough Local Plan (Allocations) Publication Version, October 2013 and National Planning Policy Framework 2012.

Details submitted:

Explosive Ordnance Desk Top Study for Portsdown Hill by EOD Contracts Limited; Document Ref EOD/14/15029/DTS/Portsdown Hill; November 2014

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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
Date: 17 November 2015