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Our Ref: APP/14/00826
Direct Line: (023)9244 6522
Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
09 October 2014

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/14/00826

Site Address: Berewood Phase 2 Development Site, London Road, Purbrook, Waterlooville

Proposal: Discharge of Condition No/s 7 and 18 of Outline Planning Permission
APP/10/00828

This decision relates to your application received on 01 August 2014 which was valid from 15/08/2014, 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/10/00828.

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

7. Prior to the commencement of development within any reserved matters area (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 that reserved matters area shall be submitted to and approved by the Local Planning Authority. That scheme shall conform to current guidance and best practice as set out in BS10175:2001. Investigation of potentially contaminated sites – code of practice and contaminated land reports 7 to 11 or other supplementary guidance and include the following phases unless identified as unnecessary by the preceding stage and agreed in writing, by the Local Planning Authority:

- a A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study and previous investigations;
- b A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future maintenance and monitoring. Such schemes shall include nomination of a suitably qualified person to oversee the implementation of the works.

The development must not be carried out other than in accordance with the agreed details. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Details submitted:

Area 2 - Berewood, Waterlooville, Hampshire; Generic Quantitative Risk Assessment and Geotechnical Design Report, Feb 2013; Issue June 2013 (V4) Mayer Brown

18. Prior to the commencement of each reserved matters area a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme for each reserved matters area shall be implemented prior to the completion of each reserved matters area and thereafter managed and maintained in accordance with the approved Phased Area Strategy. Information regarding the design storm period and intensity, the method employed to delay and control the surface water discharge from the site shall be included in the scheme.

The drainage scheme for each reserved matters area shall be designed in accordance with the principles set out in "Proposed Outline SUDS Strategy Statement" by Mayer Brown dated October 2010 submitted in support of the planning application.

Where the drainage scheme relies on drainage features outside of the reserved matters area boundary these must be completed to a point where that particular reserved matters area can be serviced. No reserved matters area shall be allowed to discharge runoff un-attenuated and untreated into receiving watercourses reliant on future reserved matters areas downstream for attenuation and treatment.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance and having due regard to policies CS11, CS15, CS16, DM8 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details submitted:

Redrow Homes Residential Development Phase 2, Berewood, Waterlooville; Drainage Strategy , January 2014 Issue 2 Mayer Brown

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.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray
Service Manager (Planning Development)
Date: 09 October 2014