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Our Ref: APP/18/00450
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06 April 2020

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

Application Number: APP/18/00450

Site Address: Land at Forty Acres Farm, Havant Road, Havant

Description: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020).

This decision relates to your request to discharge conditions which was valid from 23/01/2020.

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/18/00450.

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

Condition 11:

Prior to the commencement of any specific phase of development approved by this planning permission (or such 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 shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - o All relevant previous uses of the site
 - o Potentially significant contaminants associated with those uses
 - o Uncertainties relating to previous use or associated potential contaminants
 - o A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - o A summary of potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation based on (1), 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 receptors that may be affected, including those off site.

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

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

4) 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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance 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 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

Details submitted:

Earthworks Strategy and Materials Management Plan, Ref. J16120, October 2019

Contaminated Land Review and Discussion, Ref. J16120/db/c08, January 2020

DETS Report No. 19-14412, October 2019

3 x Donor Site Ground Investigation Reports

Updated Preliminary Desk Study & Ground Investigation Letter Report for the Proposed Residential Development, Ref. J11145/DB/c06, July 2016

Phase 3b & 8, Berewood, Ground Investigation Report, December 2018

Causeway Farm Site, Pre-purchase Desk Study, Ground Investigation and Contamination Land Assessment Letter Report, Ref. J13111/DB/c01, October 2013

Ground Investigation Findings Briefing Note, Ref. J16120/db/c03, February 2019

NOTE- THIS DISCHARGE OF CONDITION DOES NOT RELATE TO THE AREA OF THE SITE SHOWN ON PLAN APP_18_00450 - EXCLUSION PLAN FOR THE PURPOSES OF CLARITY THIS IS AROUND THE EXISTING FARM BULDINGS. A FURTHER APPLICATION WILL BE REQUIRED FOR THIS AREA.

Condition 16:

No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment - RCP Ref TRS/BSO/E4409/16785 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- c. Evidence that a 10% urban creep has been included within the calculations.
- d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- e. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer.
- f. Drainage arrangements along the western boundary of the site with Westways to

demonstrate that surface water run off will not cause flooding to these adjacent properties.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriately mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Micro Drainage Calculations

16 x plans

Plan no. BSO/E4519/017 Rev G – Exceedance Flow Layout

Drainage General Arrangement plans Sheets 1-14 of 14

Plan no. BSO/E4519/465 – Drainage General Arrangement Sheet 15 of 15

Owners Manual Relating to Surface Water Drainage Maintenance, BSO/E4519

RCP Flood Risk Assessment, April 2018 (approved by permission APP/18/00450; unaltered)

RCP - INFORMATION_TO_ADDRESS_LLFA_COMMENTS-1378723.pdf (11/03/2020)

Condition 21:

No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has been submitted to and approved in writing by the Local Planning Authority:

The provision to be made within the site for:

- (i) construction traffic access
- (ii) the turning of delivery vehicles
- (iii) provisions for removing mud from vehicles
- (iv) the contractors' vehicle parking during site clearance and construction of the development;
- (v) a material storage compound during site clearance and construction of the development.
- (vi) construction traffic routes and their management and control
- (vii) adequate provision for addressing any abnormal wear and tear to the highway
- (viii) a programme for construction. Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used 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.

Details submitted:

Construction Traffic & Construction Environmental Management Plan, Construction Method Statement - Harbour Place Rev 5'. Received 27/3/20

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.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/18/00450.

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

Condition 23:

No development shall take place until the applicant has secured the implementation of a programme of

archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised and recorded. 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 and the National Planning Policy Framework 2019.

Details submitted:

Written scheme of investigation, REf.LP3190L-WSI-v1.3, September 2019

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 06 April 2020