



Bloor Homes Ltd
River View House
First Avenue
Newbury Business Park
London Road, Newbury
RG14 2PS

Our Ref: APP/13/00497
Direct Line: (023) 9244 6512
Ask For: Mr S Weaver
Email: planning.development@havant.gov.uk
20 June 2016

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

Application Number: APP/13/00497

Site Address: Complete site New Lane & Warblington School, Southleigh Road, Havant

Proposal: Discharge of Conditions No's 2, 4, 5, 6, 7, 8, 10, 11, 13, 17, 18, 19, 23, 24 & 27 of Planning Permission APP/12/00407.

This decision relates to your application received on 24 May 2013 which was valid from 24/05/2013, 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/12/00407:

- 2 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: Engineering Layout SO071-EN-01 Rev B

- 4 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 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: External Works Layout SO071-EN-02 Rev E

- 5 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted

to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: Briary Energy Generic Code Guide Fabric Only Solution

- 6 Construction of the development hereby approved shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent damage to drainage infrastructure and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

Details submitted:

Engineering Layout SO071-EN-01 Rev B

Private Drainage - Manhole Schedules SO071-EN-18 Rev B

SO400847 - Surface Water Exceedance Flows

Surface Water Extreme Event Flow Route Fig No. 847-SK-008 Rev B

- 7 No development hereby permitted shall be commenced until a more 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.

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, March 2012.

Details submitted: JBA Drawing 11-04-03 Rev F

- 8 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

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, March 2012.

Details submitted:

Dwg No. NW-0002-09 - Bin/Cycle

01A Bin & Cycle Stores Plans and Elevations

- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting have been submitted to and approved in writing by the Local Planning Authority. Such details shall include, location, height, type, direction and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of the locality, in the interests of reducing anti-social behaviour and having due regard to policies CS8, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

Lighting Proposals Drawing Number SSE876143-01A
Lighting Plan Drg No. INQ 615A

- 10 The development hereby permitted shall not be commenced unless and until a detailed ecological mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The mitigation statement shall include firm details of the mitigation and enhancement measures that will be undertaken, for example, habitat creation/translocation methodologies, number and location of bird boxes and a replacement pond, monitoring and timetables for works. The approved mitigation statement shall thereafter be fully implemented and maintained in accordance with the approved details.

Reason: To ensure that the development has an acceptable impact on ecology/protected species and provides suitable mitigation where required having due regard to policy CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

James Blake Associates Ecological Mitigation Method Statement Rev A January 2013

- 13 The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless agreed otherwise in writing by the Local Planning Authority.

Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: Bloor Homes Controls and Procedures - Construction Phase Environmental Procedures Manual

- 17 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: In the interests of traffic safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: Initial Site Compound Layout SO071/PD/COMP/01 Rev E as amended by email from Sunit Panchal dated 23/4/14

- 18 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. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

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

Details submitted: Initial Site Compound Layout SO071/PD/COMP/01 Rev E as amended by email from Sunit Panchal dated 23/4/14

- 19 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, March 2012.

Details submitted: Initial Site Compound Layout SO071/PD/COMP/01 Rev E as amended by email from Sunit Panchal dated 23/4/14

- 23 The development shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Note: This is a compliance condition and cannot be discharged prior to the completion of the development. No further information is required to be submitted as the condition only requires compliance with plans already approved.

- 24 The development hereby permitted shall not commence unless and until detailed drawings of the proposed pedestrian/cycle route between New Lane and the boundary of the site with Warblington School including width, gradient and surfacing materials has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented fully in accordance with the approved scheme prior to the occupation of any of the permitted dwellings.

Reason: To ensure that the development allows adequate pedestrian and cycle access to encourage non-car based travel and to improve access to off site open space, schools and other amenities having due regard to policies CS1, CS16, CS20, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted: Initial Site Compound Layout SO071/PD/COMP/01 Rev E as amended by email from Sunit Panchal dated 23/4/14

- 27 Construction of the buildings 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Havant Material Schedule Rev K - 28.03.14

NE071-PL-MAT01F Materials Layout

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.

The following conditions cannot be discharged at this time:

- 11 The development hereby approved shall not commence until a scheme to deal with the risks associated with the contamination of the site is 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 desk study identifying
 - All previous uses
 - potential contaminants associated with those uses.
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. 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.
 3. The results of the site investigation and risk assessment (2) 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.
 4. A verification report shall be prepared on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

All of the above elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks arising from previous land uses located outside the development site; and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

This condition cannot be discharged at this time as there has been no validation of the gas/vapour barrier installation within plots 1-7 & 68-76.

- (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
Head of Planning
Date: 20 June 2016