

Mr M Chester
Campbell Reith
29 Linkfield Lane
Redhill
Surrey
RH1 1SS

Our Ref: APP/18/00244
Direct Line: (023) 02392 446143
Ask For: Miss Gill Glover
Email: planning.development@havant.gov.uk
11 July 2019

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

Application Number: APP/18/00244

Site Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Description: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019).

This decision relates to your request to discharge conditions which was valid from 20/02/2019.

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/18/00244.

The following conditions are part discharged:

Condition 4:

No development of the residential phase shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist within the site.

The assessment should take the form of trial trenching across those parts of the site not impacted by modern ground reduction activity. If the results of the evaluation are deemed significant enough by Havant Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Written Scheme of Investigation for an Archaeological Evaluation December 2018

This condition can be part discharged in so far as the Programme of Archaeological Assessment in accordance with the WSI is considered acceptable. The submission of the evaluation is awaited.

Condition 8:

Prior to the commencement of any specific phase of development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
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 in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, relevant triggers and arrangements for contingency action (a "long-term monitoring and maintenance plan").

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Havant Borough Local Plan (Allocations) [2014] and the National Planning Policy Framework, contamination may be present at the site as a result of both previous land uses (& / or activities) in areas of the site that have not previously been subject to investigation, that could pose a risk to future residential occupants, to buildings and to controlled waters.

The applicants 'Ground Investigation Report' (reference A090070-182) has identified potential sources of contamination at the site requiring further investigation once the site is fully assessable. This is needed in order to confirm whether any contamination present poses a risk to groundwater in the chalk aquifer underlying the site and whether remediation is required. The site is located in the groundwater Source Protection Zone 1c for the Bedhampton and Havant springs. Public drinking water supplies may be at risk from contamination at the site.

Details submitted:

Updated Generic Quantitative Risk Assessment and Outline Remediation Strategy Rev F2 May 2019

This condition can be part discharged in relation to parts 1 and 2 of condition 8 only.

Condition 18:

Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how spills, incidents and site drainage will be managed during the proposed site development. The development shall thereafter be carried out in accordance with the approved details.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Outline Construction Environmental Management Plan (Phase 2 Enabling Works) Rev F2 May 2019

This condition can be part discharged in relation to the Phase 2 Enabling Works comprising of the disposal of trees/bushes/vegetation clearance/removal, vibration/dust/asbestos monitoring, liaising with owners/tenants of adjacent properties, removal of ground floor slabs and foundations, crushing/testing/certification of suitable site won material, stocking piling of suitable site won crushed material, disposal unsuitable site won of material, ground remediation, ground investigation, installing temporary surfacing, installing temporary drainage, erecting hoarding only.

- (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
Interim Director of Regeneration and Place
Date: 11 July 2019