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Our Ref: APP/18/00380
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18 July 2019

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

Application Number: APP/18/00380

Site Address: Southmere Farm, The Mallards, Havant

Description: Outline application for the construction of 3 No. two storey detached dwellings, following demolition of existing buildings (Approved 13/09/2018). Request to discharge Condition No's 4, 5, 7, 8, 9, 10, 12, 13, 14 and 15 (30/11/2018). (Approved 28.03.19). Request to Discharge Condition No.5 (2), (3), (4) 10.05.19.

This decision relates to your request to discharge conditions which was valid from 10/05/2019.

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/18/00380.

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

Condition 15:

Prior to the occupation of the development hereby permitted details of bin storage and collection points shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure adequate waste storage and collection facilities in the interests of amenity having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 18022-200 Rev E

Condition 10:

Prior to the commencement of development works an Ecological Mitigation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of measures to avoid harm to protected species; details of measures to protect and enhance protected habitats; details of ecological enhancement measures. All ecological mitigation and enhancement features shall be permanently retained and maintained in a condition suited to their intended function.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife &

Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Wildlife Protection and Habitat Enhancement Scheme (February 2019)

Bat Survey - Emergence and Re-Entry (June 2018)

Drawing No. 18022-200 Rev E

Condition 5:

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 and notwithstanding any assessment provided with the planning application), 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;

All relevant previous uses of the site

Potentially significant contaminants associated with those uses

Uncertainties relating to previous use or associated potential contaminants

A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;

A summary of potentially unacceptable risks arising from contamination at the site.

2) 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;
appropriately considered remedial objectives,
an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
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 Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future occupiers or the environment.

Details submitted:

Phase 2 Site Investigation Report YE6611 (February 2019)

Phase 2 Site Investigation Report - Appendices YE6611 (February 2019)

Phase 3 Remedial Strategy YE7106 (April 2019)

Phase 3 Remedial Strategy - Appendices YE7106 (April 2019)

Phase 4 Verification Report YE7106.1 Rev 1 (May 2019)

Phase 4 Verification Report - Appendices YE7106.1 Rev 1 (May 2019) received 04/07/2019

Factual Letter Report - Additional Groundwater YE7106.2 (June 2019)

Borehole Log SA01 Sheet 1 of 2

Borehole Log SA01 Sheet 2 of 2

Construction Environmental Management Plan

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
Interim Director of Regeneration and Place
Date: 18 July 2019