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Our Ref: APP/16/00774
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
09 January 2019

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

Application Number: APP/16/00774

Site Address: Land north of Havant Road and west of Selangor Ave, Emsworth

Description: Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme). (Approved 29/06/2018). Request to discharge condition No/s 3, 4, 9, 12, 13, 14, 16, 17, 18, 20, 22 and 24 (15.11.2018).

This decision relates to your request to discharge conditions which was valid from 15/11/2018.

The following conditions are part discharged:

Condition 9:

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 by the 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 2012.

Details submitted:

Written Scheme of Investigation (LP1211L-WSI-v1.3)

The details contained within the submitted Written Scheme of Investigation are considered acceptable. Condition 9 will be discharged in full upon the submission and approval of a report on the results of the WSI once implemented.

Condition 20:

Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R7238-1 Rev 0 dated 20 December 2017. Such testing can be achieved using sample dwellings, as per the

measurement positions (as based on measurements done in 2012). This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Pre-occupation noise tests - Letter dated 18th October 2018 (Q7623-2 Rev 0)

The details contained within the submitted Letter regarding pre-occupation noise testing are considered acceptable. Condition 20 will be discharged in full upon the submission and approval of a report on the results of the noise tests as completed in accordance with the condition requirements.

- (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: 09 January 2019