Havant BOROUGH COUNCIL

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23 November 2018

Mr I J Murray
I J Murray Associates
200 Seafront
Hayling Island
PO11 9HR

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

Application Number: APP/13/00317
Site Address: Yacht Haven Development Site, Copse Lane, Hayling Island
Description: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17). Request to Discharge Conditions 7, 16-19, 26 and 27 (21.11.17). Request to Discharge Conditions 10, 14, 15, 24, 32 and 33 (23.08.18).

This decision relates to your request to discharge conditions which was valid from 23/08/2018.

The details submitted in respect of Conditions 7, 19 and 20, as detailed below, are acceptable in so far as they relate to the area shown as "Area for Commencement of Development" on Plan no. 'A108 V2: Proposed Site Layout' and for no other part of the application site.

The following Conditions are therefore part-discharged as set out in the above statement:

Condition 7:
No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the improved slipway, new concrete sea defences, all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
Details submitted:

Drawing no. A108 V2 - Proposed Site Plan (showing area for commencement of development)
171-0101 Planting Plan sheet 1 of 2
393579-200P2 External Works General Arrangement drawing 1 of 2
393579-201P2 External Works General Arrangement drawing 2 of 2
393579-202P2 External Works Details
Conway Consulting 393579.100P2
Conway Consulting 393579.101P2
Conway Consulting 393579 SuDS Maintenance and Management Plan
Conway Consulting Existing Site Runoff
Conway Consulting Water Quality SuDS tool driveways
Conway Consulting Water Quality SuDS tool roofs
Conway Consulting 393579.101P3
Conway Consulting 393579.101P4
Conway Consulting Elvin Gomery Email dated 05/06/2018
Conway Consulting Document B calculations
Elvin Gomery Email dated 16/07/2018
Elvin Gomery Email dated 13/08/2018
Appendix 10.1, 3.2 and 3.3

Condition 19:
No development hereby permitted shall commence until details of all foul drainage provisions and connections, together with written confirmation from Southern Water that the arrangements are adequate, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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 2012.
Details submitted:
Drawing no. A108 V2 - Proposed Site Layout (showing area for commencement of development)

Condition 20:
No 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), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

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 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 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 and arrangements for contingency action. Any

changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Information provided within the planning application indicates that contamination is likely to be present as a result of the historic uses of the site. We are concerned that any contamination present poses a risk to groundwater, surface water and the harbours, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Appendix 8.1, 8.2, 8.3 Environmental Statement
Contamination Risk Assessment - Additional Investigations
Drawing no. A108 V2 - Proposed Site Layout (showing area for commencement of development)

(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
Head of Planning (East Hampshire and Havant)
Date: 23 November 2018