



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/00610
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
16 November 2018

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

Application Number: APP/17/00610

Site Address: 3 Elm Grove, Hayling Island, PO11 9EA

Description: Erection of new 2 storey building with dormers in roof, providing 6No.2 bed flats (revised scheme to that approved under Planning Permission APP/16/00364). (Approved 19/06/2017) Request to Discharge Condition No/s 3, 4 and 8 (27/06/2018).

This decision relates to your request to discharge conditions which was valid from 13/07/2018.

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/17/00610.

The following conditions are part discharged:

Condition 4:

Prior to the commencement of development approved by this planning permission, a scheme to deal with the risks associated with potential ground contamination at the site shall be 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 site investigation appropriate to the scale of the site and to its previous commercial use(s), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.
2. The results of the site investigation and risk assessment (1) and if appropriate, a remediation strategy based on these results giving full details of the remediation measures required, and how they are to be undertaken.
3. A verification report shall be prepared on completion of the remediation measures set out in (2) (if any) confirming that measures have been undertaken in accordance with the method statement, and setting out measures for maintenance, further monitoring and reporting.

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

Reason: To prevent future occupiers being exposed to unacceptable contamination risk associated with previous commercial activities at the development site; to ensure that the site does not pose a risk to nearby residential properties, and 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 and the National Planning Policy Framework.

Details submitted:

Phase 2 - Site Investigation Report - report number YE4776

Comments from Environmental Health Officer dated 08/11/2018

Supporting Information from Applicant: Photographs of Ground Removed from Site

Parts 1 and 2 of the above Condition are hereby discharged in retrospect.

In order to fulfill part 3 the applicant shall, at the appropriate time, submit a positive statement and, if necessary, supporting evidence with regards to the use, origin and quality of any imported soils and a positive statement as to the absence of any unexpected contaminated ground.

- (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: 16 November 2018