



Havant
BOROUGH COUNCIL

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Mr D Watney
Daniel Watney LLP

For: C/O Agent

165 Fleet Street
London
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**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/18/00287

Site Address: Former Council Depot Site, Harts Farm Way, Havant PO9 1FA

Proposal: Phased development comprising the erection of 3No. warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in phase 2) and associated parking and access from Hermitage Park.

Further to your application received on 15 March 2018, which was valid from 22 March 2018 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Acoustic report
 - Phase I Ecological report
 - Transport assessment
 - Drainage Impact Assessment and Drainage Strategy Report
 - Ground Condition Survey
 - Air Quality Assessment
 - BREEAM Pre-assessment
 - Design and Access Statement
 - External Lighting Statement

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Workplace Travel Plan
Utilities report
Site Layout Plan - 001.103.01.201 D
Location Plan - 001.103.01.200
Units 1 & 2 Floor Plans - 001.103.01.202 Rev C
Units 1 and 2 elevations - 001.103.01.205 C
Units 3 and 4 elevations - 001.103.01.206 B
Units 3 and 4 Floor plans - 001.103.01.203 B
Unit 5 elevations - 001.103.01.207 Rev B
Unit 5 floor plans - 001.103.01.204 Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 Foundations for the development hereby approved to be formed using the vibro compaction method unless otherwise approved in writing by the Local Planning Authority.

Reason: A degree of residual contamination is known to exist at within soils at the site. The site overlies a 'major' aquifer, and land is comprised of soils with high leaching potential. The Source Protection Zone 1 for the Bedhampton & Havant Springs water supply lies within 250m of the site boundary, and Portsmouth Water Company has previously expressed concern regarding risks to the abstracted supply from Boring and Piling activities in this area. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the recommended Risk Mitigation measures outlined in section 10.1 of the Ridge Ground Condition Assessment Report Ref 5004378-RDG-XX-ST-DOC-C-0101 October 2017, unless otherwise agreed in writing by the Local Planning Authority. Any contamination encountered during development which is inconsistent with that characterised within the 5004378 report shall be reported to the Local Planning Authority, be appropriately assessed, and be treated, mitigated, removed, or encapsulated as circumstances dictate.

Prior to the occupation of any relevant part of the permitted development, a verification report shall be submitted to- and approved in writing by- the Local Planning Authority. The report must demonstrate that selection of potable supply pipework is appropriate to mitigate the risk of supplies being tainted by residual hydrocarbons, that buildings (and enterable voids) are adequately protected from the risk of ground gas ingress, and must summarise (assessment &/or remedial) works required to address any unexpected contamination encountered during groundworks.

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], A degree of residual contamination is present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers, buildings and services.

- 5 Prior to the commencement of development activities, an ecological strategy statement shall be submitted. The strategy shall includes details of the measures for the removal of vegetation from the site and details of any mitigation measures.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings including doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Notwithstanding details provided in the amended Drainage Impact Assessment and Drainage Strategy V2, no above ground construction shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of any other proposed ancillary drainage works/plant (e.g. pumping stations) and measures which will be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to 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.
- 8 No above ground development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:
- i. evidence that the correct level of water treatment has been provided in accordance with the Ciria Suds manual C753
 - ii. More detailed calculations to demonstrate that the proposals are sufficient
 - iii. Further information relating to exceedance routing which should demonstrate how water flows around the site if storms exceeding design criteria or blockages occur.
- 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.
- 9 Notwithstanding any planting proposals in the approved plans, no above ground construction shall commence until a detailed soft landscaping scheme requiring the submission of fully annotated plans at sufficient scale to identify specifics of individually planted trees, shrubs hedges, marginal, bulbs and any areas of turfing / seedings. Planting areas should show the locations of different single species groups in relation to one another and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as the proposed planting implementation programme.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species

and size in the same position during the first available planting season.

Reason - to ensure the appearance of the development is satisfactory and having due regard for policies CS16 and DM8 of the Havant Borough Local plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

- 10 No above ground construction shall commence until hard landscape details requiring the submission of fully annotated plans have been submitted to and agreed in writing by the Local Planning Authority. Only such agreed details will remain in site thereafter.

Reason - to ensure the appearance of the development is satisfactory and having due regard for policies CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was

required.

- (2) The applicant is advised of the consultee response from Southern Gas Network dated 5th April 2018 which can be viewed on the Council's website at the following address:

<http://www.havant.gov.uk/search-and-comment-planning-applications>

- (3) The applicant is reminded that this site will be required to completed S278 works to close the redundant access into the site and link the footpath on the north sides of Harts Farm Way. This is in accordance with the outline planning application for the same land (APP/10/00737) permission granted 23rd June 2011.
- (4) A formal application for connection to the public sewerage ssytem is required in order to service this development. Please contact Southern Water for further information.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

15 June 2018