



Havant
BOROUGH COUNCIL

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For: Mr Doran
Ahmarra

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

Application Number: APP/18/00071

Site Address: Plot 2, Hermitage Park, Harts Farm Way, Havant, PO9 1FA

Proposal: Proposed new factory and wood chip store and associated works for B1, B2 and B8 use.

Further to your application received on 16 January 2018, which was valid from 30 January 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:
Site layout, drainage, landscaping and planting plan - DN: 1802.03B
Proposed elevations showing plant and screening - DN: 1802.07B
Tree pit detail plan received on 19/6/18
Storm drainage system - DN: 1802.20A
Travel Plan
Location Plan - DN: 1802.01
Wood chip store elevations - 1802.09
Construction Management Plan - 1802.08
Proposed elevations - 1802.06
Proposed first floor layout - 1802.05
Proposed ground floor layout - 1802.04
Public sewer protection plan - received on 30/11/18 - Drwg No. 1802.21
Public sewer protection strategy - received on 30/11/18
Reason: - To ensure provision of a satisfactory development.
- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:
- The finished floor level of the new factory building shall be set no lower than 4.15mAOD;
- The finished floor level of the wood ship store shall be set no lower than 4.20mAOD;
- The developer shall account for 69.82m³ of flood storage on site
Reason: To ensure the safety of the development and future employees and having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 With regards to the implementation of the foundations of the development hereby approved, no piling shall occur without the prior written approval of 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 the 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 2018.
- 5 In the event that suspected contamination (obviously contaminated soil / groundwater, or any buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery, and a scheme to deal with the risks associated with the suspected contamination has been submitted to, and approved in writing by, the Local Planning Authority.
- The scheme may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement, shall include;
- (1) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility;

(2) An appropriate assessment of the risks to all receptors that may be affected, based upon (1), and;

(3) Where potentially unacceptable risks are identified by (2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All investigation, assessments & other actions required by (1)-(3) above (and B, below) shall be undertaken by competent persons, and the findings presented as a written report. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority:

A. A statement confirming that no suspected contamination was identified during development,

OR;

B. Documentation in accordance with (1)-(3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

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 within uninvestigated areas of the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future employees of the site or Controlled Waters.

- 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 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the landscaping details shown in the approved plans, the development hereby permitted shall not be occupied until a detailed soft landscaping scheme (including replacement trees) in respect of the northern boundary of the site and the planting areas along the southern and eastern boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, and the positions, species and planting sizes of the trees and shrubs to be planted and/or retained. The approved landscaping scheme shall be completed within the first planting season following practical completion of the factory hereby approved. 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 to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 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 DM13 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.
- (4) 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 were updated about issues after the initial site visit.

- (5) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development with sufficient capacity within network, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read through their New Connections Services Charging Arrangements documents which has now been published and is available to read through on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.
- (6) The applicant will have to apply for a flood risk activity permit (FRAP). Please contact the Partnership and Strategic Overview team under psohiow@environmentagency.gov.uk for more information and general advice. There is also advice and guidance available online on the following website: <https://www.gov.uk/guidance/floodrisk-activities-environmental-permits>
- (7) Both the 'processing of waste wood for use as a fuel', and the 'burning of waste wood in an appliance for the purpose of heat recovery' are "exempt waste operations" for the purpose of regulation 4, and 5 (a) of The Environmental Permitting (England & Wales) Regulations 2016 (SI 1154), but are subject to the requirements of Schedule 2 of those regulations. The granting of this planning consent does not discharge the duties of the future operator of the biomass plant in respect of SI1154, and the operator must register the relevant activities with the Environment Agency prior to commissioning of the plant. Failure to do so may constitute an offence under s33(6) of the Environmental Protection Act 1990 (c.43)

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

19 December 2018