



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/01141
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
23 May 2018

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

Application Number: APP/17/01141

Site Address: Land at, 38-44 London Road, Purbrook, Waterlooville

Description: Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896 (21.12.17). Request to Discharge Condition No.s 3,5,6,7,8,9,10,13,14,15,16 and 17(09.03.18).

This decision relates to your request to discharge conditions which was valid from 09/03/2018.

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/17/01141.

The conditions in respect of which information has been submitted are:

Condition 3:

Prior to the commencement of development approved by this planning permission (excluding the demolition of any existing buildings) or such other date or stage in development as may be agreed in writing with the Local Planning Authority, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;

- All relevant previous uses of the site
- Potentially significant contaminants associated with those uses
- Uncertainties relating to previous use or associated potential contaminants
- A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
- A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify &

characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason - in the interest of the safety of the site and having due regard for Policy DM10 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

Details submitted:

Site Investigation & Contaminated Land Report by ACS

Condition 15:

A sample panel of inset of brick and flintwork shall be constructed on site to accurately reflect the brick bond, finish, mortar type, finish and capping detail with accompanying specification for approval by the Local Planning Authority in writing before any ground construction shall take place. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.

Reason: To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

Details submitted:

sample panel of brick and flintwork constructed on site SO-2168-05-AC-099-A

Condition 16:

Before any above ground construction takes place, large scale (1:20) details of the proposed shop fronts (elevation and vertical cross-sections including the stall riser and fascia) shall be submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with such approval.

Reason: To ensure the appearance is satisfactory and quality and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

Details submitted:

Elevations SO-2168-05-AC-020-A

Super structure details SO-2168-05-AC-053A

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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.

Any failure to adhere to the details of the approved plans, and other documents or to

- (2) 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 May 2018