



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00631
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
20 June 2018

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

Application Number: APP/16/00631

Site Address: Land rear of 42 Milton Road, Waterlooville, PO7 6AA

Description: Erection of 1No. 1 bed bungalow (Approved 12/08/2016). Request to Discharge Conditions 9 and 10 (16/03/2018).

This decision relates to your request to discharge conditions which was valid from 26/03/2018.

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/16/00631.

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

Condition 9:

Prior to the commencement of development hereby approved, an assessment of the presence, nature & extent of contamination at the site (which may have originated from 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) Site investigation appropriate to approved use of the site; 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 future occupants.
- 2) The results of an appropriate risk assessment based upon (1), 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.
- 3) 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 (2) are complete, to include consideration of contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority 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], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

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], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

Details submitted:

Report on Analysis of Soil Sample - Testing & Consultancy Services Ltd
Supporting Information (10/04/2018)
Engineering Report

Condition 10:

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition [1] shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met &/or that the integrity of risk mitigation measures is adequate.

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], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

Details submitted:

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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.
- (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: 20 June 2018

