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21 December 2017

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

Application Number: APP/16/00583

Site Address: Plot 1 - The Retreat, Croft Lane, Hayling Island

Description: Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage. (Approved 17.11.16). Discharge of condition No/s 2, 5, 7, 8, 9, 10 and 11 (26.06.17).

This decision relates to your request to discharge conditions which was valid from 26/06/2017.

Havant Borough Council as Local Planning Authority hereby REFUSES the submitted application as not meeting the information requirements of the following Conditions of Planning Permission APP/16/00583.

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

Condition 10:

In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until 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 reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's 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 assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and 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 policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants

Details:

P Milburn Letter dated 14.6.17

Reasons for refusal:

This condition relates to the construction phase of the development with ongoing requirements and cannot be discharged at this time.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

Date: 21 December 2017