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BOROUGH COUNCIL

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Our Ref: APP/15/00999
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Email: planning.development@havant.gov.uk
05 November 2015

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

Application Number: APP/15/00999

Site Address: Manor Farm and Copseys Nursery, Hallett Road, Havant

Description: Discharge of Condition Nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 17, 22, 23 and 24 of Planning Permission APP/14/00767 for erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.)

This decision relates to your request to discharge conditions which was valid from 10/09/2015.

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/14/00767.

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

Condition 3:

Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

Details submitted:

Proposed layout - Levels Drawing No. 101
Proposed Drainage and Levels Drawing No. 1201

Condition 7:

The construction of the Community Building hereby permitted shall not commence unless and until details of the service runs to this building are submitted to and approved in writing by the Local Planning Authority. Service runs to the building shall subsequently be constructed and maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of existing trees and hedgerows and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

Details submitted:

Proposed layout - Services Drawing No.1401

Condition 8:

The dwellings and community building hereby permitted shall not be occupied/brought into use until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

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 2012.

Details submitted:

Proposed layout - Engineering Layout Drawing No.4884:01 Rev E

Proposed layout - Engineering Layout Drawing No.4884:02 Rev D

Proposed layout - Engineering Layout Drawing No.4884:03 Rev D

Community Centre Services Drawing No. 1401

Condition 14:

The buildings hereby permitted shall not be occupied/brought into use until a specification of the provision to be made for the storage and disposal of refuse has been submitted to and approved in writing by the Local Planning Authority and the approved specification for refuse has been completed and implemented in full accordance with such an approved specification. Thereafter the approved specification shall be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

Details submitted:

Proposed layout - External Works No. P974/EXT/01 Rev M

Proposed layout - External Works No. P974/EXT/02 Rev L

Condition 15:

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Proposed layout - Construction details - Drawing No.4884:20 Rev A

Road Setting Out - Drawing No. 4884-31 Rev B

Street Lighting Layout - Drawing No. 4884:501

Longitudinal Sections - Drawing No. 4884:10 Rev C

Buildings Setting Out - Drawing No. 401

Condition 24:

Prior to development commencing on site, a scheme to deal with the risks associated with identified contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.
2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.
3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

Details submitted:

Wilson Bailey Geotechnical & Environmental: Combined Remediation Validation and Verification Report Ref: J13126/DB/c05

Wilson Bailey Geotechnical & Environmental: J13126 Site Plan (2)

RMS Waste Disposal Ltd Transfer Note

QTS Environmental Report No: 13-15177 - Report Issue No.2

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.

Please note that the following conditions cannot be discharged at this time:

Conditions: 2, 4, 5, 9, 17, 22 and 23. A separate email has been sent to the applicant in relation to these matters.

- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
Date: 05 November 2015