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Email: planning.development@havant.gov.uk
30 March 2017

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

Application Number: APP/15/01425

Site Address: Former Wessex Site, 8 New Lane, Havant

Description: Proposed residential development comprising 41 one and two bed apartments with associated car parking, cycle and refuse storage, following demolition of existing buildings (Approved 07.07.16). Request to Discharge Condition 9 (11.01.17)

This decision relates to your request to discharge conditions which was valid from 11/01/2017.

Havant Borough Council as Local Planning Authority hereby PART - APPROVES the submitted application as partially meeting the information requirements of the following Conditions of Planning Permission APP/15/01425.

The conditions in respect of which information has been submitted are: Condition 9

The following conditions are part discharged (PART 1 ONLY):

Condition 9:

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with the contamination of 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.

1. A preliminary risk assessment which has identified:

- a. All previous uses
- b. Potential contaminants associated with those uses and identification and characterisation of any other physical contamination on or affecting the site
- c. A conceptual model of the site indicating sources, pathways and receptors
- d. Potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. appropriately considered remedial objectives;
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 in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency actions

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reasons Information provided in support of the planning application indicates that the site's previous uses include the town gas works and other industrial uses. As a result of these uses contamination is likely to be present which may pose a risk to groundwater and surface water. The site lies within the groundwater Source Protection Zone 1c for the Bedhampton and Havant springs, a public water supply. Preferential pathways could cause contamination to migrate downwards towards the Chalk (a principal aquifer) and pollute drinking water supplies. The information contained in the study report (reference 15214/DS) has been provided is sufficient to identify all sources, however, the desk study and preliminary risk assessment needs to be reviewed prior to the intrusive investigation strategy being developed. 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 at or in the immediate vicinity of the site as a result of both previous & current land uses (&/or activities) that could pose a risk to controlled waters.

Details submitted:

Geo Environmental Site Assessment Phase II-III; Appendix V Chemical Analysis Result; Appendix VI Exploratory Hole Logs; Appendix VII Geotechnical Analysis Results; Figure 1.0-Site Location Map; Figure 2.0 - Proposed Layout; Figure 3.0 - Intrusive Locations; 4.0 - GIS and OS Mapping; 4.1 - GIS and OS Mapping.

THIS DECISION NOTICE ONLY APPROVES THE DETAILS IN REFERENCE TO PART 1 OF CONDITION 9. ALL OTHER ELEMENTS OF THE CONDITION ARE YET TO BE SATISFIED.

- (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
Head of Planning
Date: 30 March 2017

