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Our Ref: APP/19/01226
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03 December 2024

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

Application Number: APP/19/01226

Site Address: Land west of Coldharbour Farm Road, Emsworth

Description: Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west (Approved 22/03/2024). Request to Discharge Conditions 10, 11, 12, 13, 14, 16, 17, 19, 20, 23 and 25 (28/06/2024).

This decision relates to your request to discharge conditions which was valid from 28 June 2024.

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/19/01226.

The condition in respect of which information has been submitted is:

Condition 13:

No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This CEMP shall include details regarding:

- The proposed construction traffic routes to the site, to be identified on a plan and their management and control;
- Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);
- An estimate of the daily movement of the construction traffic, profiled for each construction phase, identifying the peak level of vehicle movements for each day; the hours of construction work and deliveries;
- The provision of long term facilities for site operatives, contractors' and visitors' parking, including on site turning provision; area(s) for the loading and unloading of plant and materials;
- Measures to prevent mud being deposited on the highway;
- Adequate provision for addressing any abnormal wear and tear to the highway, and
- a programme for construction.

- Area(s) for the storage of temporary buildings, construction material and plants storage;
- Details of wheel washing facilities;
- The mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes; a scheme to minimise dust emissions arising from construction activities on the site; The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- Details of waste management arrangements;
- The storage of materials and construction waste, including waste recycling where possible;
- The storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- The proposed maintenance and aftercare of the site;
- Details of drainage arrangements during the construction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas as a result of the construction programme;
- Risk Assessments and Method Statements for the works;
- Contact of personnel responsible for the construction works;
- The Mitigation of Construction Activities as set out in Table 16 of Air Quality Assessment of Lustre Consulting dated July 2019;
- Soil movement, methods of tracking soil movement and details for demonstrating soil will be suitable for use;
- Details of the size and location of the construction site compound to be established and the access arrangements to this;
- Protection of pedestrian routes during construction and provision of advance signage;
- Details of how the footpath will be safely exercisable by the public after the footpath realignment and surfacing works but whilst the remainder of the site is being built out.
- A programme of and phasing of demolition (if any) and construction work;
- Details of methods for pollution control to ensure that no pollution, such as debris from dust or surface run off, is able to enter the water;
- Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water debris from dust or surface run off, is able to enter the water;
- Details of how noise, visual and vibrational disturbance will be controlled; and
- Any percussion piling or works with heavy machinery (i.e. plant resulting in a noise level of excess of 69dbAmaz - measured at the sensitive receptor) shall not be undertaken during the over wintering. (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting sites).
- A list of defined potential impacts on the SAC, SPA & SSSI;

The approved CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To mitigate any adverse impact from the development on the A27 and to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety having due regard to Policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Furthermore, to mitigate any adverse impacts on ecology, the water environment and residential amenity, having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Details submitted:

Construction Environmental Management Plan, Coldharbour Farm Road dated 23 September 2024

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.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 03 December 2024