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BOROUGH COUNCIL

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Our Ref: APP/15/00746
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Email: planning.development@havant.gov.uk
10 November 2015

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

Application Number: APP/15/00746

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

Proposal: Discharge of Condition No/s 24, 29 and 30 of Planning Permission APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

This decision relates to your application received on 06 July 2015 which was valid from 15/09/2015, and in particular the plans and other documents submitted with your application.

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/12/01222 (B) Copseys Nursery

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

Condition 29 (Contamination)

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 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details Submitted:

Wilson Bailey Geotechnical & Environmental - Combined Remediation Validation and Verification Report
QTS Environmental Report No: 13-15177
RMS Waste Disposal Ltd Transfer Note No: 715624
Veolia Environmental Services Service Ticket Serial No: 20688
EFTCO European Cleaning Document Serial No. 303/584385
RMS Waste Disposal Ltd Consignment Note

Condition 30 (Unexpected Contamination)

Barratt Homes letter dated 11th September 2015

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.

The following condition cannot be discharged at this time pending the submission of Hampshire County Council Highways final agreement of the access works as completed.

Condition 24 (Access Blenheim Gardens)

No development shall commence until such time as the details of the access arrangements for the site access onto Blenheim Gardens have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe and appropriate access to the site and having due regard to policy CS20 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

No details submitted.

- (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: 10 November 2015