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Our Ref: APP/21/00200
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06 May 2022

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

Application Number: APP/21/00200

Site Address: 32 New Lane, Havant, PO9 2NG

Description: Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure (approved 22.10.21). Request to discharge conditions 11 and 19 (received 27.10.21). Request to discharge conditions 14, 15, 16, and 27 (received 10/12/2021). Request to discharge condition 17 (received 16.12.21). Request to discharge condition 22 and 28 (recd 13.1.22).

This decision relates to your request to discharge conditions which was valid from, 27/10/21, 10/12/2021 and 16/12/21.

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/21/00200.

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

Condition 11:

Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Further intrusive site investigation & monitoring based on the proposals given within the EPS Ltd. Phase II Environmental Assessment Report Ref: UK20.5052D iss.2.1 (24/05/2021); to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are

identified, a Remediation Strategy that includes; • appropriately considered remedial objectives,

- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) 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 (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Prior assessment has indicated the likely presence of contaminants within areas of the development land that have not previously been investigated. The site is above the secondary superficial aquifer which would be considered a moderately sensitive controlled water receptor. The chalk principal aquifer and associated SPZ1c occurs at depth beneath the site under a layer of London clay. The chalk would be considered a highly sensitive controlled water receptor. Alongside the health of future occupants of the development land, and the health of occupiers of adjacent land, these receptors could potentially be impacted by contamination present on this site. To ensure that the development does not contribute to-, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014 and paragraphs 178-180 of the National Planning Policy Framework.

Details submitted:

Groundwater Investigation Golder 20137712.600/A.0 (February 2020)
Detailed Quantitative Risk Assessment for Controlled Waters Golder 20137712.602/A.0 (March 2020)
Parts 1 and 2 Phase II Geo-Environmental Assessment EPS Issue 1.2 24th March 2021
Parts 1, 2 and 3 Supplementary Phase II Geo-Environmental Assessment EPS Issue 4 22nd October 2021
Remedial Strategy & Implementation Plan EPS Issue 6 20th October 2021
Divestiture Environmental Site Assessment (Golder Report) 19125953.600/A.0 (26 September 2019)
Email Fellows Planning dated 26th April 2022
Email Fellows Planning dated 31st March 2022

Condition 14:

Construction of the development (except for demolition and preparation works) shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that drainage of the site is acceptable to prevent flood and pollution risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework

Details submitted:

Topographical Survey 26/01/21
0221-REM-0355-CCTV Report-Pushrod
Camera Survey Report by SCC May 2020
C200810-PIN-XX-XX-RP-C-01_5.0 - Flood Risk Assessment Part A-E (split into 5 parts due to file size)
Response letter from Southern Water regarding Sewerage Capacity Check - dated 23 April 2021
(confirming capacity of 0.41 l/s for foul)

Condition 17:

No piling or other deep foundation using penetrative methods shall take place unless and until details of the piling proposals are submitted to and approved in writing by the Local Planning Authority. If the piles/foundations are proposed to penetrate the full depth of the Clay cover at the site a piling risk assessment and method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including pollution prevention measures shall be submitted. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways for contaminants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Technique Specification Janttan PM20L Data Sheet
Technique Specification Enteco 500 CMC No. 5501
200810-PIN-VP-FN-DR-S-02305 Rev P2 Foundation Sections And Details
200810-PIN-VP-ZZ-DR-S-02541 Rev P1 Ramp Foundations And Ground Plan
200810-PIN-WH-FN-DR-S-01323 Rev P1 Precast Ground Beam Layout
200810-PIN-VP-FN-DR-S-02321 Rev P2 Foundation Plan - Sheet 1
C200810-PIN-XX-XX-SP-S-0001_01 Piling Specification by PINNACLE CONSULTING ENGINEERS
200810-PIN-VP-FN-DR-S-02322 Rev P2 Foundation Plan - Sheet 2
200810-PIN-VP-ZZ-DR-S-02302 Rev P2 Foundation And Ground Layout
200810-PIN-VP-PL-DR-S-02301 Rev P1 Pile Layout
200810-PIN-WH-FN-DR-S-01322 Rev P1 Part Foundation Plan - Sheet 2
200810-PIN-WH-FN-DR-S-01321 Rev P1 Part Foundation Plan - Sheet 1
Email Fellows Planning dated 31st March 2022
Proposal Aarsleff - Havant Pile Proposal
Vibro Menard - Havant - Ground Improvement Proposal

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 06 May 2022