

Mr D Melling
Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Our Ref: APP/21/00405
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
18 February 2022

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

Application Number: APP/21/00405

Site Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Description: Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1).(25.08.21). Request to discharge conditions 4,7,9,10,11,12,13,14 & 15 (06.09.21).Request to discharge conditions 5 & 6 (24.12.21).

This decision relates to your request to discharge conditions which was valid from 06/09/2021.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/21/00405.

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

such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality to reduce flood risk and protect the wider water environment having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 9:

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 relevant part 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 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) An intrusive site investigation based on the proposals outlined within the Preliminary Geo-Environmental Risk Assessment Re'-19-0687.01 (section 6.0); 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, and;

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

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

Reason: Having due regard to policies CS11 and DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Framework, Contamination may be present at the site as a result of previous land uses (& / or activities) on site and in the vicinity, that could pose a risk groundwater & local surface waters (ecology), to the proposed buildings, and future occupiers of the site.

Details submitted:

Site Investigation Letter Report for Langstone Technology Park, Havant June 2020 10/1425/001 Rev. 000
Clancy Consulting Limited

Geo-Environmental Appraisal Report October 2019 Report Ref: 10/1425/001

Clancy Foundation Inspection Trial Pitting Letter Report (Building 1000, 4000, 7000), 10/1424/001, June 2020

Building 6000. Langstone Technology Park, Havant Site Investigation Letter Report 1st September 2019
10/1425/002 Clancy Consulting Limited

Supplementary Site Investigation Report for Langstone Technology Park, Havant November 2021
10/1425/004 Rev 01 Clancy Consulting Limited

Remediation Strategy Report Langstone Technology Park, Havant November 2021 10/14/1425/005 Rev 01 Clancy Consulting Limited

Phase 1 Environmental Assessment November 2020 15-0754.07 01 Delta Simons

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: 18 February 2022