



Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

9th June 2021

Site Address: Forty Acre Farm, Bedhampton

Planning Reference: APP/18/00450

Portal Reference: PP-09861355

Dear Mr Oliver,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted a Discharge of Conditions application, Planning Portal reference PP-09861355, pursuant to planning permission APP/18/00450.

The abovementioned consent was obtained on 17th January 2020 for the "Erection of 320 dwellings (inc. 30% affordable), 66 bed care home, public open space, habitat mitigation zone, allotments and associated infrastructure following demolition of existing buildings."

The current application seeks to discharge the following conditions of permission APP/18/00450:

- Condition 12 – contamination verification report
[REDACTED]
- Condition 14 – sewerage authority consent
- Condition 25 – water efficiency calculations for C3 dwellings
- Condition 28 – details of EV charging points

The application fee of £116 has been transferred via a BACS payment through the Planning Portal.

For ease of reference, I have listed overleaf the conditions as stated in full within the planning decision notice, followed by a list of the documents hereby submitted for your consideration under the current application.

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me further.

Yours Sincerely,

Miss Rachel Ballam
Barratt David Wilson Homes Southampton
rachel.ballam@barratthomes.co.uk

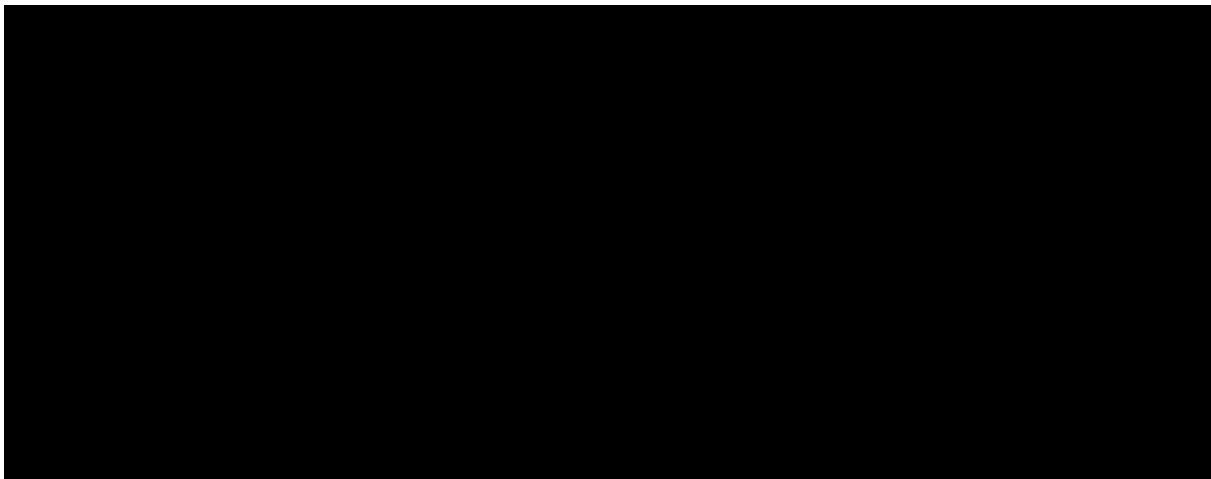


Submission Summary

Condition	List of Submitted Document(s)
12	• Exclusion Plan • Topsoil Testing • Contaminated Land Review and Discussion NB: these documents have been previously discharged under Condition 11, they are resubmitted for consideration under Condition 12 as they demonstrate that no further verification reports are required in accordance with Condition 11.
14	• Harbour Place Sewer Adoption Agreement (s104)
25	• POD Point Solo Installation Guide • Solo User Guide
28	• Part G Water Calculator (110L)

Conditions in Full

- 12** Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").
- The long-term monitoring and maintenance plan shall be implemented as approved.
- Reason:** Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.





- 14 No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: ' Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriately mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 25 No part of the housing (C3) element of the development hereby permitted shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application.

To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that necessary avoidance measures are provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

- 28 Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on plan PL16 Rev:A shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.