



**Havant**  
**BOROUGH COUNCIL**

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02 August 2016

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

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**Application Number:** APP/12/01233

**Site Address:** St Andrews House, 59-61 West Street, Havant, PO9 1LB

**Description:** Conversion of existing joinery (Henry Jones building) to form 8No. flats comprising 6No. 1 bed flats and 2No. 2 bed flats; demolition of remaining buildings and construction of 16No. 3 bed houses. Conversion of existing joinery (Henry Jones building) to form 8No. flats comprising 6No. 1 bed flats and 2No. 2 bed flats; demolition of remaining buildings and construction of 16No. 3 bed houses (Approved 25.9.13). Request to Discharge Conditions 13 (parts 3 and 4), 14 and 19 (18.07.16).

This decision relates to your request to discharge conditions which was valid from 21/07/2016.

**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/12/01233.**

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

**Condition 13:**

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason:** The site lies above the Lewes Nodular Chalk formation that is classified as a principal aquifer. Contamination may be present at the site as a result of its historical uses. Any contamination present may pose a risk to surface water and groundwater underlying the site and to potable supplies and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and National Planning Policy Framework, March 2012.

**Details submitted:**

Ground Investigation South West Ltd - Validation Remedial Works Report

**Condition 14:**

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation 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 to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

**Reason:** The site lies above the Lewes Nodular Chalk formation that is classified as a principal aquifer. Contamination may be present at the site as a result of its historical uses. Any contamination present may pose a risk to surface water and groundwater underlying the site and to potable supplies and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and National Planning Policy Framework, March 2012.

**Details submitted:**

Ground Investigation South West Ltd - Validation Remedial Works Report

**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.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning  
Date: 02 August 2016