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BOROUGH COUNCIL

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Our Ref: APP/14/01262
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
21 October 2016

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

Application Number: APP/14/01262

Site Address: Land South of, Ranelagh Road, Havant

Description: Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning Permission APP/12/00772.

This decision relates to your request to discharge conditions which was valid from 03/12/2014.

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/14/01262.

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

Condition 2: Roads/Footpaths

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Hamill Davies Ltd:

External Works drawing no. 14-2260-600 Version P6

Site Sections Sheet 1 of 2 drawing no. 14-2260-601 Version P2

Site Sections Sheet 2 of 2 drawing no. 14-2260-602 Version P3

Section 38 Agreement - Plan drawing number 14-2260-610 Version P2

Section 38 Agreement - Road Setting Out drawing no. 14-2260-611 Version P2

Section 38 Road Longitudinal Sections drawing no. 13-2260-621 Version P1

Please note this discharge of condition does not commit the Highways Authority into entering a Section 38 Agreement.

Condition 4: Foul Drainage

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with 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 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 2012.

Details submitted:

Hamill Davies Ltd:

Proposed Residential Development Drainage Layout drawing No. 14-2260-500 C1

Condition 6: Contamination

Prior to the commencement of 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), a scheme to deal with the risks associated with contamination of 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 desk study identifying:
 - 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 sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results 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.

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

Reason: The site lies above the Lewes nodular chalk formation, a principle aquifer, and within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk to groundwater underlying the site, to potable abstractions, and to future site occupiers. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy

Details submitted:

Soils Ltd:

Supplementary Formation level testing around identified lead hotspot - Report 14933/VR (August 2015)

Human Health Risk Assessment 11th May 2015 - Report 14933 ESFM (May 2015)

Ground Investigation Report - Report 13284/GIR Rev 1.00 (November 2012)

Report on a Phase I Desk Study - Report 13284/DS Rev 1.00 (November 2012)

Phase II Ground Investigation Report - Report 14099/GIR/ Rev 2.02 (December 2014)

Phase III Ground Investigation Report - Report 14492/GIR Rev 1.00 (October 2014)

Merryhill Asbestos Refurbishment Testing and Consulting Limited:

Asbestos Refurbishment/Demolition Survey S1710C

Condition 10: Trees and Underground Services

No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and other vegetation at and in the vicinity of the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Water SS/RR/01

SSE HV/LV 001 Version 1

BT HFG/220 Issue 2

Gas PPS 58374-A1-001

SSE Street Lighting SSE-933292-SL-DR-001 Rev A

Condition 11: Materials

Notwithstanding the submitted details construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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 the National Planning Policy Framework 2012.

Details submitted:

Materials Schedule received 9th April 2015

Condition 12: Hardsurfacing Materials

No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Hamill Davies Ltd

External Works drawing number 14-2260-600 Version P6

External Works Drawing drawing number 01 Rev H

Foreman Homes email dated 2nd March 2015 with brochure detail Omega Flow Block Paving Brochure Extract

Condition 13: Levels

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is controlled in detail in the interests of amenity having due regards to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Hamill Davies Limited:

14-2260-601 C2 Sheet 1

14-2260-602 C1 Sheet 2

14-2260-611 C2

Email from Foreman Homes dated 21st August 2015

Condition 14: Noise Reduction

Notwithstanding the submitted details, the development hereby permitted shall not commence unless and until details of the glazing specification to be utilized in the proposed residential properties has been submitted to and approved in writing by the Local Planning Authority. The glazing shall thereafter be provided and maintained in accordance with the approved specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of residential properties from noise nuisance caused by traffic and other noise and having due regard to policies CS16 and DM10 of the Havant borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

KR Associates Noise Impact Assessment KR03775 April 2014

Condition 15: Acoustic Fence

The development hereby permitted shall not commence unless and until detailed specifications of the design, and detailed siting of the 4 metre and part 2m high acoustic barrier to the southern site boundary have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic barrier shall be erected prior to the occupation of any of the dwellings which are situated adjacent to the proposed acoustic fence on the site and thereafter maintained in perpetuity in accordance with the approved details.

Reason: To protect the occupants of nearby residential properties from noise nuisance from business properties in Marples Way and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Condition 16: Soft Landscaping

No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

ADC Landscape Management and Maintenance Plan FOR 1999 Man Rev C
Landscape Proposals FOR 19199 11 C
Landscape Proposals FOR 19199 12 C
Landscape Proposals FOR 19199 13 C
Landscape Proposals FOR 19199 14 C
Boundary and Ecological Enhancements Planting FOR 19199 15 D
Management Plan FOR 19199 50 D

Condition 17: Screen Planting

No development shall commence on the site until details of advance or screen planting along the western and southern site boundaries shall have been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the part or phase of the development to which the screen relates or otherwise in accordance with an implementation timetable agreed in writing by the Local Planning Authority. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Boundary and Ecological Enhancements Planting FOR 19199 15 D

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.

Please Note:

The following conditions impose on going requirements; 2, 6, 11, 12, 14, 15,16 and 17.

It is also noted that there is currently a planning application for a re-plan in relation to part of the site and a Section 73 permission in relation to another part of the site. Nothing in this Discharge of Condition shall grant any separate discharge of condition that may be required in relation to any other planning permission other than that permitted under reference APP/12/01262

- (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: 21 October 2016