



Havant
BOROUGH COUNCIL

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Mr Lowes
Rapeleys LLP
51 Great Marlborough Street
London
W1F 7JT

For: Hargreaves Properties Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/15/00770

Site Address: E Block, Former BAE Systems, Elettra Avenue, Waterlooville, PO7 7XS

Proposal: Use of the E block building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works.

Further to your application received on 10 July 2015 (which was valid from 21 January 2016) Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Leisure and Retail Statement ref JAL/286/36/1 dated 8 July 2015
Site Location Plan drwg.no 286/36/1_SLP05 received 27 July 2015
Transport Assessment prepared by David Tucker Associates received 27 July 2015
Proposed Mezzanine layout received 27 July 2015
Proposed Ground Floor layout received 27 July 2015
Existing Ground Floor layout received 27 July 2015
Existing Mezzanine layout received 27 July 2015
Proposed Block Plan drwg.no STP-WA-H PL 24 received 27 July 2015
Additional Traffic Information Summary of Junction Performance received 18 September 2015
Preliminary Risk Assessment for Land Contamination received 17 September 2015
Ground Investigation Report produced December 2012 received 17 September 2015
SuDS Assessment Robert Clark Associates received 17 September 2015

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Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until the following details have been submitted to and approved in writing by the Local Planning Authority in relation to site accesses:

a) A specification of the type of construction for the roads and footpaths including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water; and

b) A programme for making up the roads and footpaths.

The development shall be carried out in accordance with the approved details before any part of the development is occupied unless otherwise first agreed in writing by the Local Planning Authority.

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

- 4 In the event that soil or groundwater is encountered during groundwork that is suspected of being contaminated (including discolouration, oils, sheens that are oily, metallic or brightly coloured, foul or solvent odours, or deposits & inclusions comprising obvious waste materials), or if groundwork staff report acute symptoms (skin, eye or respiratory) suspected of being related to soil quality; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site investigation in the vicinity of the suspected contamination, of a scale sufficient to characterise it's nature, and likely origin, extent & mobility

2) An appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) Where the Risk Assessment (2) identifies potentially unacceptable risks, a Remediation Strategy that includes;

- appropriately considered remedial objectives, and;
- clearly defined proposals for the remediation &/or mitigation of identified risks, having due regard to sustainability

4) Where a remediation strategy (3) identifies actions required to remediate contamination or mitigate risks associated with the presence of contamination, a Verification Report that includes;

- Photographic documentation of any relevant physical works, sampling/monitoring results, and any other technical or statistical information as may be required to demonstrate that Remediation Strategy objectives have been met, and where necessary;
- Further plans for monitoring, provision for maintenance of barriers or other structures required for remediation or risk mitigation, and any relevant trigger values and contingency actions as may be required to address the identified risks (a "long-term monitoring and maintenance plan").

All assessments, works, monitoring & other actions required by (1)-(4) above shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, there is a low probability of the presence of contamination associated with previous R&D activities at the site that could, if present, pose a significant risk to surface waters.

- 5 The use of E Block for leisure and/or non food retail uses shall not commence until a plans specifying the proposed layout for all open parts of the site proposed to be hardsurfaced have been submitted to and approved in writing by the Local Planning Authority. Such plans shall include, a specification of the materials to be used, the space for the loading, unloading and parking of vehicles and cycles and for the servicing of the building. The building shall not be brought into the use(s) hereby permitted until the site has been surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of the amenities of the locality and highway safety and having due regard to policies CS16, DM13 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The use of E Block for leisure and/or non food retail uses shall not commence until a 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The use of E Block for leisure and/or non food retail uses shall not commence until a detailed acoustic report has been submitted to and approved in writing by the Local Planning Authority. The detailed report shall assess the final use and layout of the building and noise impact of the proposed business activities and include any proposals relating to the installation of fixed noise making equipment e.g. refrigeration units, air conditioning, extract ventilation equipment, and so forth.
Reason: In the interests of protecting local residents from unreasonable noise levels which would be detrimental to the wider character of the area, and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 8 Use Class A1 floorspace within this development shall only be used for the sale of DIY products (including materials and accessories), home improvement products, carpets and floor coverings, fabric, furniture, soft and hard furnishings, floor coverings, household goods, homewares, decorative products, glassware, cookware, kitchen utensils, white and electrical goods, automotive and cycle parts, pet food, garden tools, arts and crafts materials, variety retailing, tents, camping, caravanning, leisure and outdoor activity equipment, or related accessories for all of the aforementioned or the provision of ancillary café facilities, unless otherwise agreed with the Local Planning Authority.
Reason: In the interests of the viability and vitality of Waterlooville town centre in particular and having due regard to policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

- (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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
 - You were updated about issues after the initial site visit.
- (5) **The applicant is required to set up on site facilities for:-**
 - i) wheel washing
 - ii) measures to control the emission of dust and dirt during construction
 - iii) measures to control noise and vibration during construction
 - iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- (6) A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

