



Havant
BOROUGH COUNCIL

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**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Discharge of Conditions Application

Application Number: APP/11/01844

Site Address: Land behind Kwik Fit, New Road, Havant

**Proposal: Discharge of Condition No. 18 Part 2, 3 and 4 of Planning Permission
06/66809/001**

This decision relates to your application received on 06 December 2011, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission 06/66809/001.

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

- 18 Prior to the commencement of development (including any site clearance) 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.*

Note: This part is not discharged by this application having already been discharged.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) by a competent consultant, independent of the company which has undertaken the approved remediation works, confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: To protect future site users and the minor aquifer beneath the site and the surface waters to the west of the site. The site is likely to be affected by contamination due to its previous use as a petrol filling station which may pose a risk to controlled waters. Risk to groundwater and surface water has not yet been fully established at the site and having due regard to policies and proposals E2 of the Hampshire County Structure Plan 1996-2011 (Review) and PC3 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted

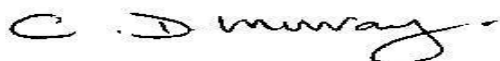
The submissions received, namely:

- Geo-Environmental Ground Investigation Report July 2007 Ref GE5529 Version v1 received 6th December 2011
- Geo-Environmental Development Plan May 2008 Ref GE6175 Version V1 received 6th December 2011
- Geo-Environmental Validation Report March 2010 Ref GE6175/VR Version V1 received 6th December 2011
- The email received 20th February 2012 and attached Analytical Report AR37154 by the Environmental Laboratory

Reasons for approval

The above set of information is considered to meet the requirements of Condition 18, parts 2, 3 and 4 of planning permission 06/66809/001.

- (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) 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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

27 February 2012

Our Ref: APP/11/01844

