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To:
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Our Ref:APP/11/01469

Direct Line:(023) 92 446122

Email:planning.development@havant.gov.uk

Ask for:Mr K Oliver

22 November 2011

Dear Ms Quant

The Town and Country Planning (Development Management Procedure) (England) Order 2010
County Consultation

Application Number: APP/11/01469
Site Address: Broadmarsh Salt Barn, Harts Farm Way, Havant
Proposed Development: **Consultation by Hampshire County Council for construction of two new salt storage barns with associated supporting facilities, small office unit, drainage, lighting, landscaping and vehicle parking.**

I refer to the above application which is to be determined by the County Planning Authority and referred to me for the formal observations of this Council as Local Planning Authority, and write to confirm that the application has been considered under delegated powers.

This Council **Raises No Objection** to the development as described above subject to compliance with:

(i) The plans and other documents submitted with regard to your application, and;

(ii) The imposition of 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 A Construction Management Plan, including lorry routes, contractors parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway, a programme for construction, and methods for controlling dust emission and the avoidance of bonfires on site shall be submitted to and approved by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the development is commenced.
Reason: In the interests of highway safety and the amenities of the area, and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

3 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be first agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site by dioxins 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.

a) 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

b) A site investigation scheme based on (a) to provide information for an assessment of the risks to all receptors that may be affected, including those off site.

c) The results of the site investigation and risk assessment (b) and a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

d) A verification report shall be prepared on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.
Reason: To prevent site occupants being exposed to unacceptable risks from contamination; and to mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to adjacent land uses); and having due regard to policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.

4 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.
Reason: To ensure that risks from land contamination to the future users of the land and controlled waters are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, and having due regard to policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.

5 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

6 Prior to the occupation of the development a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 22.

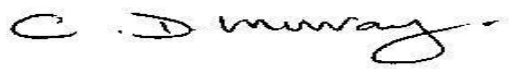
7 Prior to commencement of works a precautionary working methodology shall be submitted to and approved in writing by the Planning Authority. This shall be based on the conditions of the site and its immediate surroundings at the point of commencement and details the methods required to avoid impacts to reptiles and other wildlife, such as progressive mowing and supervised destructive searching. This statement will demonstrate how construction impacts on surrounding retained habitats shall be avoided. Thereafter the scheme shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority.
Reason: To have regard to wildlife within the area which is adjacent to sites with international and national nature conservation designations and having due regard to Policies CS11 and CS12 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 9.

8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, fences or other means of enclosure at the road junctions shall be set back to the sight lines shown on the approved drawing 17-005992-GA/01 and these visibility splays shall be kept free of obstruction.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

9 The approved landscaping scheme shall be completed within 6 months from the completion of the last building shell, or such other date as may be first agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

10 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Map 1
17-005992-GA/01 - Salt Barns General Arrangement
17-005992-GA/02 - Salt Barns Red Line Plan
17-005992-GA/03 - Salt Barns Vehicle Swept Paths
17-005992-110/01 - Salt Barns Typical Sections and Elevations
17-005992-500/01 - Salt Barns Drainage (SW & FW Disposal Systems) and Proposed Utilities
17-509026-SK/VIEW 1 - Salt Barn Site Views 1 - From Entrance
17-509026-SK/VIEW 2 - Salt Barn Site Views 1 - From New HWRC Entrance
17-509026 - Masterplan - Site Masterplan
17-509026/4000-02 - Landscape Layout
Planning Application Supporting Statement
Reason: - To ensure provision of a satisfactory development.

Yours sincerely



Mr Chris Murray
Service Manager (Planning Development)

22 November 2011

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