



Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

25th April 2023

Ref. SP19-1085

Dear Sirs,

Town and Country Planning Act 1990 (As amended)
Land to the West of B&Q, Purbrook Way, Havant
Discharge of Planning Condition Nos. 3, 4, 12 and 15 of planning Reference APP/20/01221.

On behalf of our client, Lidl UK GmbH, we are instructed to submit the enclosed application which seeks to discharge 4no. planning conditions, pursuant to planning approval Ref. APP/20/01221, dated 2nd December 2022. That consent awarded planning permission for:

“Erection of retail foodstore with associated car parking, access, landscaping and engineering works.”

The consent was subject to a total of 16no. planning conditions. This application seeks to discharge Condition Nos. 3, 4, 12 and 15 pursuant to the original permission and for which details are duly submitted, as outlined, in turn, below:

Condition No. 3 (Materials)

Condition No.3 is worded as follows:

“Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval “

To discharge the condition we attach the following documents, as prepared by One Design Architects:

External Building Finishing Schedule
Proposed Elevations (Drawing no. AD 113A)
Proposed Site Plan Finishes (Drawing no. AS 115_Rev C)

These documents provide a full specification of details of each of the external materials to be used in the construction of the development together with annotated elevation drawings.

Condition No. 4 (Construction Traffic Management Plan)

Condition No.4 is worded as follows:

No development shall take place until a Construction Traffic Management Plan specifying the following matters has been submitted to and approved in writing by the Local Planning Authority: The provision to be made within the site for:

- (i) Construction traffic access routes
- (ii) The turning of delivery vehicles
- (iii) Provisions for removing mud from vehicles
- (iv) The contractors' vehicle parking during site clearance and construction of the development;
- (v) A material storage compound during site clearance and construction of the development.
- (vi) Adequate provision for addressing any abnormal wear and tear to the highway
- (vii) A programme for construction

Thereafter, throughout such site clearance and implement of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.”

In support of this condition a Construction Traffic Impact Assessment prepared by Mayer Brown has been submitted alongside a Construction Traffic Management Plan (CTMP) prepared by Lidl. This comprehensively details the provision to made for: Construction traffic access routes, the turning of delivery vehicles, provision for removing mud from vehicles, the contractors vehicle parking during clearance and construction, material storage, adequate provision of abnormal wear and tear to the highway and a programme for construction. The CTMP is therefore of appropriate detail to fully discharge condition no.4.

Condition No. 12 (Contamination)

Condition No.12 is worded as follows:

“Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1. An intrusive site investigation based on the proposals outlined in Remada Ltd Phase 2 Ground Investigation Ref; 770.02.02 October 2020; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.
2. The results of an appropriate risk assessment based upon the 770.02.02 report & (1), and where unacceptable risks have been identified, a Remediation Strategy that includes; * appropriately considered remedial objectives, * an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and; * clearly defined proposals for mitigation of the identified risks.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any

requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority."

In support of this condition a Remediation Strategy has been prepared by Remada Geo Consultants. The report details the finding of onsite intrusive investigations and, presents as appropriate, a remediation strategy and monitoring and verification plan. The report accords with the requirements, and enables the discharge of condition no.12.

Condition No. 15 (BREEAM Standard)

Condition No.15 is worded as follows:

"Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details."

In support of condition no.15 a BREEAM pre assessment report has been prepared by Focus Consultants. In summary, the scheme was found to achieve an anticipated score of 56.50% which equates to a rating of Very Good. The report therefore enables Condition no. 15 to be discharged in its entirety.

In addition to the completed planning application forms and copies of the above supporting documents, the requisite planning fee of £116 will follow upon receipt of the submission.

I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the conditions in due course.

Yours faithfully,

A solid black rectangular box used to redact the signature of Nathan Halloran.

Nathan Halloran

Planner

Encs.