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Our Ref: APP/13/00804  
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16 October 2023

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

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**Application Number:** APP/13/00804

**Site Address:** Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

**Description:** Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7, 9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6 (31.07.20). Request to Discharge Conditions 3, 4, 8, 14, 16, 17 (25.08.20). Request to Discharge Condition 15 (02.09.20). Request to discharge condition 31 (06.11.20). Request to partially Discharge Condition 11 (30.11.2020). Request to discharge condition No. 9 (16.02.2021). Request to discharge condition No. 31 (Phase 2B) (08.03.2021). Request to discharge condition No. 25 (Phase 2B & 3 (Residential Phase 1A & 2)) (08.03.2021). Request to discharge condition 9 (Phase 2) (29.03.21). Request to discharge condition No's 22 and 32 (23.04.2021). Request to partially discharge condition 11 (18.07.23). Request to discharge condition 11 Part 3 Verification Reports (07/08/2023).

This decision relates to your request to discharge condition 11 (part 3) which was valid from 18 July 2023.

**Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/13/00804.**

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

**Condition 11:**

Prior to the commencement of construction within any specified phase or defined area the development

approved by this Planning Permission (as may be agreed in writing by 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 scheme of further investigation, based on the previously submitted GeoEnvironmental & Geotechnical report. The scope of the investigation shall be sufficient to:
  - confirm the preliminary assessment of the nature and extent of contamination at the site,
  - inform an appropriate assessment of the risks to all receptors that may be affected, including controlled waters, and;
  - enable the appropriate design of remediation and/or risk mitigation measures (if required).
2. The results of the further investigation and risk assessment (1) and if appropriate, a method statement based on these results giving full details of the remediation and/or risk mitigation measures required, and how they are to be undertaken.
3. A verification report or statement (as appropriate) upon completion of the works set out in (2) [if any], confirming that measures undertaken have been implemented in accordance with the method statement, and have achieved the required performance standards. The verification report / statement shall provide details of any measures necessary for maintenance, further monitoring and reporting.

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

**Reason:** To prevent future occupants of proposed residential properties being exposed to unacceptable risks from identified contamination & soil gas associated with automotive repair and landfill activity previously undertaken at the site, and to ensure that the site does not pose an unacceptable risk to the groundwater Source Protection Zone 1; having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Draft Local Plan (Allocations) 2012.

**Details submitted:**

Farmyard Area:

- Verification Report Plots 79-80 - GE19455/VR/PLOTS 79-80/SEP21 - Uploaded 07/08/2023
- Verification Report Plots 100-107 & 119-122 - GE19455/VR/PLOTS 100-107 and 119-122/DEC21 - Uploaded 07/08/2023
- Verification Report Plots 117-118 & 136-138 - GE19455/VR/PLOTS 117-118 & 136-138/APR22 - Uploaded 07/08/2023
- Verification Report Plots 123-126 - GE19455/VR/PLOTS 123-126/APR22 - Uploaded 07/08/2023
- Verification Report Plots 127-128 - GE19455/VR/PLOTS 127-128/MAY22 - Uploaded 07/08/2023
- Verification Report Plots 129-135 & 141-144 - GE19455/VR/PLOTS 129-135 & 141-144/MAY22 - Uploaded 07/08/2023

Chalk Pit Area:

- Verification Report Plots 100-107 & 119-122 - GE19455/VR/PLOTS 100-107 and 119-122/DEC21 - Uploaded 07/08/2023
- Verification Report Plots 108-112 - GE19455/VR/PLOTS 108-112/FEB22 - Uploaded 07/08/2023
- Verification Report Plots 117-118 & 136-138 - GE19455/VR/PLOTS 117-118 & 136-138/APR22 - Uploaded 07/08/2023
- Verification Report Plots 129-135 & 141-144 - GE19455/VR/PLOTS 129-135 & 141-144/MAY22 - Uploaded 07/08/2023

Horse Arena

- Verification Report Plots 145-148 - GE19455/VR/PLOTS 145-148/OCT22 - Uploaded 07/08/2023
- Verification Report Plots 161-165 - GE19455/VR/PLOTS 161-165/FEB23 - Uploaded 07/08/2023

## **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.

**N.B: Please note that the hereby approved discharge of condition is related to part 3 of condition 11, as per the application, related to the outstanding regions of the development land including plots 79-80, 100-107, 119-122, 117-118, 136-138, 123-126, 127-128, 129-135, 141-144 in Farmyard Area, 100-107, 108-112, 117-118, 119-122, 129-135, 136-138, 141-144 in Chalk Pit Area, and 145-148, 161-165 in Horse Arena.**

- (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.

*Alex Robinson*

Alex Robinson  
Executive Head of Place  
Date: 16 October 2023