

Miss R Hawes
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak, Eastleigh
SO50 7HD

Our Ref: APP/19/00427
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
21 April 2023

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

Application Number: APP/19/00427

Site Address: Land at Lower Road, Havant

Description: Development of 50 new dwellings together with access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021). Request to discharge condition 10 (received 04/05/2022). Request to Discharge Condition 10 (received 30.08.22). Request to part discharge condition 16 for plots 2-22, 35-39, 42-44 (15.11.22). Request to part discharge condition 16 for Plots 23-34, 40, 41, 45 & 46 (09.02.23).

This decision relates to your request to discharge conditions which was valid from 09 February 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/19/00427.

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

Condition 16:

The development hereby permitted shall be carried out in accordance with the recommended Remedial Works and Contamination Discovery Strategy outlined in sections 11.2 & 13.0 of the Geo-Environmental Services Ltd. Ground Appraisal Report (Ref GE16507-GAR-NOV17 v1.0, dated 08/11/2017). Prior to the occupation of any part of the permitted development subject to remediation, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

The verification report must;

a) demonstrate the adequate segregation of made soils deemed inappropriate for use in private garden areas, and either the appropriate 'off-site disposal' or 'within-development placement' of this material to ensure that no unacceptable exposures arise, and;

b) document any assessments &/or remedial actions required to be taken in accordance with the Contamination Discovery Strategy, or if no actions were required; provide a positive declaration that no relevant discoveries of previously undocumented 'suspected contaminated' soils were made.

Details submitted:

Letter Bargate Homes (No contamination discoveries) dated 07.02.23

Letter Bargate Homes dated 9th February 2023

Updated Marked Up Site Plan uploaded 16th February 2023

Additional information previously submitted in relation to Condition 16 also relevant to consideration:

Geo-Environmental Letter 2nd November 2018 Ref: GE17736/GR02/181102

Geo-Environmental Ground Appraisal Report Ref: GE16507-GAR-NOV17 Version 1.0

Geo-Environmental Remediation Strategy & Verification Plan Reference: GE20525-RSVP-AUG21
Version 1 dated 13/08/2021

Geo-Environmental Letter 16th November 2021 Ref:GE20252/FG01/211116

Geo-Environmental Letter 22nd February 2022 Ref: GE2025/FG02/220222

Bargate Homes Letter 12th May 2022 (Plots 1, 47, 48, 49 & 50) Ref: 112/120522/HD

Groundworks Complete Plan uploaded 30th June 2022

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.

- (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: 21 April 2023