

Mr J Brewer
Savills
2 Charlotte Place
Southampton
SO14 0TB

Our Ref: APP/13/00804
Direct Line: (023) 9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
04 May 2020

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

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)

This decision relates to your request to discharge conditions which was valid from 02/08/2019.

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/13/00804.

The following condition is part discharged in so far as it relates to Phase 2B (areas not shaded yellow on Plan GE16943 30 April 2020) of the approved development:

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 DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

Details submitted:

RESIDENTIAL PHASE 2

Geo-Environmental Services Ltd. ("GESL") Remediation Strategy & Verification Plan Reference

GE16943-RSVP-FY-V4.0-MAR20

Geo-Environmental Services Ltd. ("GESL") Technical Note 5 December 2019 GE16943-FG-TN01-191205;

Geo-Environmental Services Ltd. ("GESL") Leachate Testing, Natural Soils 4 March 2020 GE18761/FG02/200304;

Geo-Environmental Services Ltd. ("GESL") Email from Fiona Goode to Jonathan Driver (HBC) RE: APP/13/00804 - Woodcroft Farm c11 (Contamination) 28 April 2020;

Geo-Environmental Services Ltd. ("GESL") Proposed Spatial Remediation Area for Farmyard (Phase 2B) Plan GE16943 30 April 2020

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.

Simon Jenkins

Simon Jenkins

Interim Director of Regeneration and Place

Date: 04 May 2020