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David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

26 October 2021

Dear David,

Details to Discharge Planning Conditions 11 and 19 relating to the redevelopment of 32 New Lane, Havant (planning permission APP/21/00200)

We are pleased to enclose the following details on behalf of our clients Havant Property Investment, a joint venture by Kingsbridge Estates and Bridges Fund Management.

Full planning permission was given for the demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure on Friday 22nd October 2021. The applicant seeks to partly discharge some of the Environmental and Tree related conditions attached to the planning permission, the details of which are set out in this letter and accompanying documents.

Environmental Conditions

Condition 11 – Requests the following:

"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 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) Further intrusive site investigation & monitoring based on the proposals given within the EPS Ltd. Phase II Environmental Assessment Report Ref: UK20.5052D iss.2.1 (24/05/2021); 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 (1), and where unacceptable risks are 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 in the Remediation Strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: Prior assessment has indicated the likely presence of contaminants within areas of the development land that have not previously been investigated. The site is above the secondary superficial aquifer which would be considered a moderately sensitive controlled water receptor. The chalk principal aquifer and associated SPZ1c occurs at depth beneath the site under a layer of London clay. The chalk would be considered a highly sensitive controlled water receptor. Alongside the health of future occupants of the development land, and the health of occupiers of adjacent land, these receptors could potentially be impacted by contamination present on this site. To ensure that the development does not contribute to-, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014 and paragraphs 178-180 of the National Planning Policy Framework."

Further to the Environmental Health Officer (EHO) comments produced by Jonathan Driver, received on the 27th April, 21st July and 19th October 2021 and additional site investigations carried out in the interim, I write to clarify the current position and timeline of the reports produced relating to the management of contaminated land at the former Pfizer site on New Lane, Havant.

The reports submitted with this letter, listed chronologically, are as follows:

- Phase II Geo-Environmental Assessment (Issue 1.2, March 2021)
- Supplementary Phase II Geo-Environmental Assessment (Issue 4, 22 October 2021 – In 3 Parts due to file size)
- Remedial Strategy & Implementation Plan (Issue 6, 20 October 2021)

The Council has already seen the Phase II report and an earlier version of the Remedial Strategy (the 'Outline' version). The Supplementary Phase II report has been further updated and covers work undertaken in areas of the site previously inaccessible due to the buildings still being in use and it also implemented previous recommendations of the main Phase II report. The Remedial Strategy has also been updated to reflect the additional data, although there are no fundamental changes to the version previously reviewed. No further site investigation is planned.

The site has been extensively investigated and there does not appear to be any significant contamination in the context of the commercial end use. The Remedial Strategy is based on a discovery strategy focussed on certain areas where contamination may be encountered during earthworks (although widespread gross contamination is highly unlikely based on the existing data).

In terms of the comments made previously by the EHO, we have addressed and accounted for these as detailed in Section 2.3 of the Supplementary Report ('Regulatory Input') and Section 2.3 of the Remedial Strategy ('Regulatory Feedback'). The historical Golder Associates reports have also been submitted with this application given their reference within the documentation. Further details were also provided by exchange of emails from the contamination specialist Marcus Bell from EPS, prior to the submission.

If the Council has any further questions or areas of clarification, please do not hesitate to make contact with Marcus directly via email: mbell@epstrategies.co.uk or telephone on 01954 710666. EPS are providing a watching brief during all earthworks at the site.

Tree Condition 19 - Requests the following:

The development including any demolition shall not commence unless and until a pre-commencement site meeting with the site agent, the applicants Arboricultural Consultant and a Havant Borough Council Arboricultural representative has taken place to ensure that all tree protection is correctly in place. The tree protection shall thereafter be retained and maintained as approved for the duration of the demolition works.

Reason: In the interest of the character and appearance of the area and to ensure the retention of important trees and hedges having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Prior to the commencement of any demolition works, tree protection fencing was erected on the site. This was inspected by the Council's arboricultural team on Monday 20th September 2021. A record of this visit and photographs of the fencing erected have been included in the letter to the Council dated 26th September 2021. Demolition works have to date been carried out under prior approval APP/21/00783 at the site. This has taken place in full accordance with the Arboricultural Impact Assessment and Method Statement Rev 02 Lizard Landscape Design and Ecology and Tree Retention and Protection Plan Drawing No. LLD2177-ARB-DWG-002 Rev 04 approved by both applications. In addition, all works within the Root Protection Areas of retained trees shall be supervised by the Applicants Arboricultural Consultants. The Contractors are aware of this on-going requirement as discussed when the meeting took place. All of the above evidence has been set out in the accompanying letter dated 26th September 2021, in order for this condition to be formally discharged.

Please do not hesitate to contact me if you require any further information for either of the above conditions.

Thank you again for assisting us to keep to the very tight build programme that has been set and we look forward to hearing from you in due course.

Yours sincerely



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