

24th November 2020



Part of the Vistry Group

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Sent electronically only

PP-092283780

Dear Ms Haywood

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Town and Country Planning Act 1990
WOODCROFT FARM – PARTIAL DISCHARGE OF CONDITION 11 (Phase 3)
Site Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville

I am writing with regards to the above site and to submit an application to partially discharge planning Condition 11 associated with the above site and pursuant to the Outline Planning permission Ref. APP/13/00804:

"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)."

Condition 11

I set out below the information submitted in relation to condition 11 which we are seeking to discharge as follows:

Document Title	Reference	Revision
Remediation Strategy & Verification Plan for the land at Chalk Pit and Landfill Area	GE16943-SVP-CP-V5.0-AUG20	5.0
Remediation Strategy & Verification Plan for the land at Farmyard	GE16943-RSVP-FY-V5.0-AUG20	5.0

Remediation Strategy & Verification Plan for the land at Horse Arena	GE16943-RSVP-HA-V4.0-AUG20	4.0
Email from Portsmouth Water	22/10/2020	
Email from Environment Agency	02/10/2020	
Materials Management Plan (MMP)	GE18761-MMP-NOV20	2.0

This application seeks to discharge point 1 and 2 from condition 11.

Point 1 requires;

"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)."*

Point 2 requires;

"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."

The Remediation Strategies and Verification Plans have been provided for each area of contamination on-site. These reports include investigations of ground gasses, soils, waste, discovery strategies and verification. The Materials Management Plan have been provided for the whole site. This document identifies the materials found on-site along with the management proposals for the materials for disposal/use. These strategies along with the MMP provide details to cover the criteria required from point 1 & 2 of condition 11.

The referenced email from Portsmouth Water shows they are content with the proposed MMP and the EA email show their response detailing that there is no reason why the proposal is fundamentally unacceptable.

Point 3 requires a verification report or statement upon completion of the works. The MMP does not currently have an associated declaration as it does not have QP sign off. This requires the LA to agree the remediation strategies in order to reach this sign off and then discharge against point 3 of condition 11.

Based on this information, it is requested that condition 11 is partially discharged in respect of Point 1 & 2 of the condition on Phase 3 Woodcroft Farm.

The application is accompanied by the requisite application form and the application fee of £116 has been paid directly via the Planning Portal.

I trust that the submitted details will allow you to discharge these conditions pertaining to permission ref APP/13/00804. If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on 07483 350516 or email Harry.Jackson@vistry.co.uk.

Yours sincerely,



Harry Jackson

Land and Planning

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