



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

10th December 2025

Site Address: Forty Acre Farm, Bedhampton
Proposal: Discharge of Conditions 11 and 12 of permission APP/18/00450
Portal Reference: PP-14556033

Dear Sir/Madam,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted a Discharge of Conditions application, Planning Portal reference PP-112584370, pursuant to planning permission APP/18/00450.

Permission APP/18/00450 was obtained on 17th January 2020 for the "Erection of 320 dwellings (inc. 30% affordable), 66 bed care home, public open space, habitat mitigation zone, allotments and associated infrastructure following demolition of existing buildings."

Condition 11 has previously been discharged in part for all areas of the site except for the area outlined in red on previously submitted plan APP_18_00450 Exclusion Plan. The present application seeks the full discharge of Conditions 11 for the whole site.

The present application further seeks the full discharge of Condition 12.

The full wording for both conditions has been provided below followed by a list of documents submitted for approval.

Condition 11

Prior to the commencement of any specific phase of development approved by this planning permission (or such 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, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;*
 - o All relevant previous uses of the site*
 - o Potentially significant contaminants associated with those uses*
 - o Uncertainties relating to previous use or associated potential contaminants*
 - o A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;*
 - o A summary of potentially unacceptable risks arising from contamination at the site.*



2) A site investigation based on (1), 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 receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
o appropriately considered remedial objectives,
o an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
o clearly defined proposals for mitigation of the identified risks.

4) 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 (3) are complete, 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.

Submission

- J16120/db/c12 Post Demolition Inspection and Sampling Letter Report 3 April 2025

Condition 12

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan"). The long-term monitoring and maintenance plan shall be implemented as approved.

Submission

- J16120/db/c12 Post Demolition Inspection and Sampling Letter Report 3 April 2025

The relevant application fee has been transferred via a BACS payment through the Planning Portal.

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me at rachel.ballam@bdwhomes.co.uk.

Yours Faithfully,

Rachel Ballam

Planner

Barratt David Wilson Homes Southampton