

Alistair Prideaux, EMP Partnership
54 Alexandra Road Southampton SO15
5DG

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/24/00586

Site Address: Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth

Proposal: Variation of condition 2 of APP/19/01226 relating to approved list and alterations to design and layout.(05.12.24). Request to discharge conditions 20,21,23,24 & 25 (20.05.25).

Havant Borough Council as Local Planning Authority has made the following decision relating to your request to discharge condition 26:

Condition:

26	Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any suspected contamination (obviously contaminated / stained or discoloured soil / groundwater) or any significant buried waste material is encountered (especially metallic objects which might comprise barrels or tanks, vehicles or ordnance), works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery, and a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by- the Local Planning Authority. The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include; 1. Investigation in the vicinity of the suspect material, sufficient to characterise its nature, likely extent & mobility, 2. An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;	Fully Discharged	09/02/2026
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	3. Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved. Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority; • A) A written statement confirming that no suspected contamination was identified during development, OR; • B) Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met. Reason: The site is located adjacent to a potentially contaminating land use (retail sales of petrol, and HGV parking / servicing facilities). The site has not previously been developed and could be associated with previously unrecorded deposits of waste materials to land. Havant Borough is a low-moderate risk with respect to ordnance (UXO/UXB), with undeveloped sites representing an elevated risk of undiscovered / unrecorded UXO / strikes. This condition requires proportionate management of these low risks to the health of future occupants of the development, in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of Our Ref: APP/19/01226 the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy Framework. Details Submitted: Contamination covering letter received 10 December 2025		
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Fully Discharged : 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.

Other Important Information:

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
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	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 6571.
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 and Development service at the Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
09 February 2026