

Mr Mark Dunne  
22 Birchen Coppice Tradding Estate,  
Stourport Road, Kidderminster, United  
Kingdom, DY11 7QY

Mr Roland Lee  
22c Leathermarket Street, London, SE1  
3HP

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**The Town and Country Planning Act 1990**  
**Notification of Decision**

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**Application Number:** APP/26/00220

**Site Address:** 8, Downley Road, Havant, PO9 2JD

**Proposal:** Discharge of Condition 17 of APP/25/00603.

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

**Condition:**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |            |
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| 17 | <p>Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any or any significant buried waste material or suspected contamination is encountered (e.g. significant made soils, or any obviously contaminated, stained, discoloured or odorous soil/groundwater); 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.</p> <p>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;</p> <p>1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature, likely extent &amp; mobility,</p> <p>2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;</p> <p>3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and</p> | Fully<br>Discharged | 20/10/2026 |
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|  | <p>clearly defined proposals for achieving these, having due regard to sustainability</p> <p>All investigation, assessments &amp; other actions required by 1)-3) above (and B, below) shall be undertaken &amp; documented by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.</p> <p>Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;</p> <p>A) A written statement confirming that no suspected contamination was identified during development, OR;</p> <p>B) Documentation in accordance with 1) &amp; 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.</p> <p><b>Reason:</b> Site investigation has concluded that there remains a risk that discrete deposits of contaminating material / contaminated soils which have not been intercepted by the initial intrusive works could still be present at the site, and that such deposits could potentially pose a risk to future occupiers of the site or to the local water environment. This is in line with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework.</p> <p>Details Submitted<br/>DOC 17 - Cover Letter: Uploaded 31/03/2026<br/>Planning Condition 17 Contamination: Uploaded 31/03/2026</p> |  |  |
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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:

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| 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 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                                                                                                                                                                                                                                                                                        |

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|  | 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. |
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***Tim Guymer***

Tim Guymer

Head of Planning and Growth

Havant Borough Council  
20 October 2026