Havant
BOROUGH COUNCIL

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Miss Rachel Ballam
Tollbar House, Tollbar Way, Hedge End,
SO302UH

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/25/01022
Site Address: Land at Forty Acres Farm, Havant Road, Havant
Proposal: Request to Discharge Conditions 11 & 12 of Planning Application APP/18/00450.

Havant Borough Council as Local Planning Authority has made the following decision relating to your request to discharge conditions 11&12:

Conditions:

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	Not Discharged	20/10/2026

	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 **Reason:** Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants. **Details Submitted:** J16120/db/c12 Post Demolition Inspection and Sampling Letter Report 3 April 2025		

Not Discharged : Havant Borough Council as Local Planning Authority hereby REFUSES the submitted application as not meeting the information requirements of this 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	Not Discharged	20/10/2026

	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. **Reason:** Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants. **Details Submitted:** J16120/db/c12 Post Demolition Inspection and Sampling Letter Report 3 April 2025		

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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 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.

Tim Guymer

Tim Guymer

Head of Planning and Growth

Havant Borough Council
20 October 2026