

10 April 2024

Planning Department
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

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F

Lambert Smith Hampton

F.A.O: Rose Chapman (MRTPI)

Dear Rose

**Town and Country Planning Act 1990 (as amended)
Sherecroft Farm, Botley, SO30 2DY**

On behalf of our client, Abri Homes, we have pleasure in submitting an application to partially discharge Condition 21 (Remedial Strategy) pursuant to planning permission (Ref: 20/00494/FUL) in respect of the residential development at Sherecroft Farm.

The application has been submitted via the planning portal (Ref: PP-12961112) and comprises the following information:

This Cover Letter;
Supplementary Ground Investigation and Risk Assessment (and prepared by Hydrock);
Location Plan;
Remediation Plan;
Completed Application Form for approval of details reserved by condition; and
Statutory application fee of £215.

Planning permission was granted on 27 August 2021 for:

“HYBRID PLANNING APPLICATION: Development following demolition of existing buildings within conservation area to include 1) outline application (all matters reserved except access) for up to 0.88 hectares of mixed use commercial (B1, B2 and B8) employment development and D1 (health provision) on land south of Bottings Industrial Estate; 2) full application for 115 dwellings with associated public open space, landscaping, access from Mill Hill and associated works on land north of Mill Hill; 3) full application for car park and associated spine road to serve commercial and health uses including associated alterations to bypass to facilitate access to the proposed commercial area and, if necessary, to include diversion of public footpath’.

This application seeks to partially discharge condition 21 (Remedial Strategy) pursuant to planning permission (Ref: 20/00494/FUL) in respect of the development at the above address.

Condition 21 Remedial Strategy

Condition 21 of the permission states that:

'Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy, required by condition 11 of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

In order for Condition 21 to be discharged, verification that an approved remedial strategy has been implemented fully must be submitted to and approved in writing by the Local Planning Authority prior to occupation.

We therefore enclose a Supplementary Investigation and Risk Assessment prepared by Hydrock, to partially discharge condition 21. This report identifies the areas of the site that require remediation and those areas that do not. This can be seen in the image below, extracted from Page 27 of the Report and included in the drawing submission.

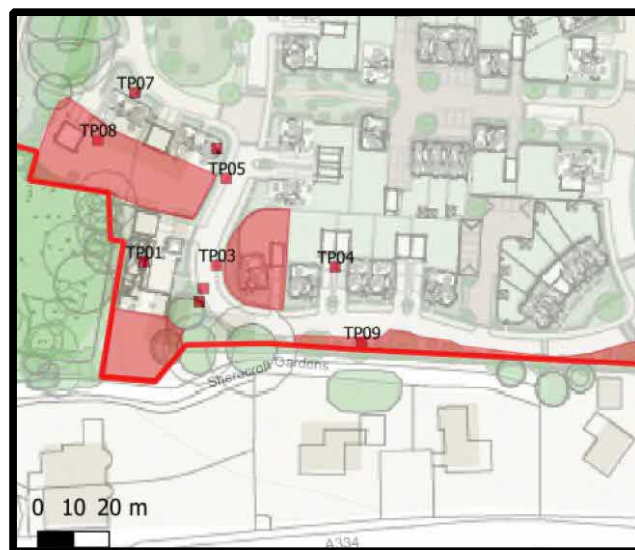


Figure 1 – Areas that require remediation prior to occupation

This submission partially satisfies the requirements for remediation (i.e. no remediation required) aside from the areas highlighted in red within Figure 1. By part-discharging this condition, it will allow Abri to occupy all areas that are not subject to remediation measures.

For the avoidance of doubt, a further part-discharge will be required to confirm the remediation measures have been implemented for the areas marked in red.

We trust you have all the relevant information to register, validate and discharge the condition. We would be grateful if you could acknowledge receipt of this application and contact myself or my colleagues should you have any queries.

Yours faithfully,

R Reeds

Rob Reeds

Director

Planning, Regeneration + Infrastructure

For: **Lambert Smith Hampton**



cc. Theo Barrett, Lambert Smith Hampton

cc. Connie Longrigg, Lambert Smith Hampton