

31st March 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01357
Proposal:	Discharge of Condition 4 (Remediation Strategy and Detailed Quantitative Risk Assessment) and 5 (Verification Report) of PL/2024/05746 (Replacement of existing petrol, oil, and lubricant (POL) station with associated works)
Site Address:	Larkhill Military Barracks, The Packway, Larkhill, SP4 8QT
On Behalf Of:	Aspire Defence Services Limited

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 26 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 4:

Remediation Strategy

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1. An additional site investigation scheme, based on the SLR Ltd Geoenviromental Site Investigation Report dated 26 April 2024 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.*
- 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 3. 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 in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.*

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework.

Details Submitted for Approval: Covering Letter

Remediation Validation Report - Feb 2026
Larkhill POL Asbestos Investigation Report

Decision: The details submitted in relation to this condition are approved. Condition 4 is hereby discharged.

Reason for Decision:

The covering letter refers to Condition 4 being partially discharged pending further information being available, following the removal of the tanks and verification sampling under DOC application PL/2025/05889 on the 15th August 2025. The letter explains that the Remediation Validation Report allows Condition 4 to be fully discharged as it provides the information requested by the Environment Agency, which was not available when the Detailed Quantitative Assessment was submitted in July 2025, to discharge Condition 4.

The EA raised no objection to the grant of planning permission subject to the inclusion of condition 4. The EA have been consulted on the DOC application and have advised:

'Based on the acceptance of the SLR Ltd Remediation Validation Report dated 26 February 2026 for Condition 5, it is agreed that Condition 4 can be discharged regarding controlled waters.'

Condition 5:

Verification Report

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation 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 to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with Paragraph 180 of the National Planning Policy Framework.

Details Submitted for Approval: Covering Letter

Remediation Validation Report - Feb 2026
Larkhill POL Asbestos Investigation Report

Decision: The details submitted in relation to this condition are approved. Condition 5 is hereby discharged.

Reason for Decision: The EA raised no objection to the grant of planning permission subject to the inclusion of condition 5.

The EA have been consulted on the DOC application and have advised:

'Having reviewed the SLR Ltd Remediation Validation Report dated 26 February 2026 it is agreed that Condition 5 can be discharged regarding controlled waters.'

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.