

27 May 2022

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Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

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Lambert Smith Hampton
55 Wells Street
London
W1T 3PT

F.A.O: Rebecca Altman

Dear Rebecca,

Town and Country Planning Act 1990 (as amended)
Land at Villeneuve St George Way, Eastleigh, SO50 9SJ

On behalf of our client, Hendy Group Ltd, we wish to submit an application to discharge Condition 3 (Contamination) and Condition 19 (Piling) pursuant to planning permission (Ref: F/21/91786) in respect of the development at the above address.

The application has been submitted via the planning portal (Ref: PP- 11257462) and comprises the following information:

- This Cover Letter
- Completed Application Form for approval of details reserved by condition
- Statutory application fee of £116 ex VAT
- Ground Investigation Report prepared by Applied Geology
- Site Investigations prepared by Calcinotto
- Email response relating to Condition 19.

Planning permission was granted on 31 March 2022 for the:

“Construction of a car dealership (Class Sui Generis), incorporating a workshop, ancillary offices, associated parking, access, servicing, landscaping, access, and other associated works”

The permission was subject to discharging various planning conditions. In this case, more information on specific aspects of the development are to be approved by the Local Planning Authority.

Condition 3 Contamination

Condition 3 of the permission states that:

No work shall start on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

a) Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos.1 and 2, and BS10175:2011+A2:2017

Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;
b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001+A2:2017, and, unless otherwise agreed with the Local Planning Authority;
c) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Site investigations are to be undertaken by a competent person and in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that risk from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

In order for condition 3 to be fully discharged each part of the condition needs to be addressed.

Part A of Condition 3 relates to a desk top study on previous land uses and contamination potential. Chapter 3 of the submitted Ground Investigation report addresses this in detail, providing a summary of a WYG Environmental Desk Study Report (September 2015).

Part B of Condition 3 pertains to a site investigation report, and a summary of the Site Investigation has also been submitted following review of the 'Report on Ground Investigation at Leigh Road, Eastleigh' produced by Applied Geology dated March 2022 with report reference AG3386-22-AO16.

Part C of Condition 3 relates to a detailed scheme of remedial works, which the submitted Ground Investigation Report provides further detail on. The GI Report (Section 6.3) concludes that no further assessment or remedial actions are warranted for this development.

Condition 19 Piling

Condition 19 of the permission states that:

No piling shall take place unless details of the methods have first been submitted to and approved in writing by the Local Planning Authority. Piling shall thereafter be carried out in accordance with the approved details.

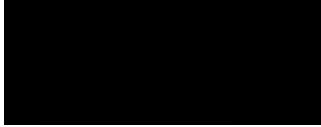
Reason: To minimise risks to groundwater.

The email response from Calcinotto submitted alongside this application confirms that no piling is required.

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 me should you have any queries.

Yours faithfully,



Bláthnaid Duffy

Director

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