

23/06/2023

PJB/JPR/154320/Cover Letter for DOC 3,4,5,7

SUBMITTED VIA THE PLANNING PORTAL

Planning Portal Ref: PP-12190534

Ms Clare Martin
Senior Planning Officer
Eastleigh Borough Council
Eastleigh House
Upper Market Street
EASTLEIGH
SO50 9YN

Dear Clare,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH, HAMPSHIRE, SO50 5ZA

CONSTRUCTION OF A TWO-STOREY BUILDING TO ACCOMMODATE THE COLLEGE'S ART AND DESIGN SCHOOL

DISCHARGE OF CONDITIONS 3,4,5 AND 7

On behalf of Barton Peveril Sixth Form College, please find enclosed an application to discharge Conditions 3, 4, 5 and 7, as attached to the planning permission referenced above.

Condition 3: Arboricultural Method Statement and Tree Protection Plan

This condition requires the following:

The development must accord with the arboricultural report reference P2824-AIA01 V2. No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.

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The following is submitted to satisfy the requirements of this condition:

- Tree Protection Scheme (Arboricultural Method Statement)
- Tree Protection Plan

The Arboricultural Method Statement makes specific reference to compliance with BS 5837:2012 on page 2. The statement includes headings covering distribution of the document, responsibilities, procedures for incidents and prohibited activities, as well as sections covering phasing and tree work requirements.

The Tree Protection Plan has been provided as a standalone drawing, as well as included within the Arboricultural Method Statement for information.

Condition 4: Construction Method Statement

This condition requires the following:

No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;*
- b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;*
- c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.*
- d) the parking of vehicles of site operatives and visitors;*
- e) measures to control the emission of dust and dirt generated by demolition and construction;*
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);*
- g) provision for storage, collection, and disposal of rubbish from the development during construction period;*
- h) measures to prevent mud and dust on the highway during demolition and construction;*
- i) temporary lighting;*

The following is submitted to satisfy the requirements of this condition:

- Construction Method Statement

Construction work has not started on site.

A summary of answers to items (a) to (i) is included on pages 3 and 4 of the Construction Method Statement. It notes that:

- a) Temporary buildings and all materials storage will be maintained inside a secure, hoarded compound. Please refer to section 5 "Site Logistics" for a site layout and further information.*
- b) Access to site will be via the existing college entrance on Tennyson Road. Please refer to section 5 "Site Logistics" and section 6 "Traffic Management" for further detail.*
- c) Deliveries to site will be from Tennyson Road and all loading/ unloading will be inside the hoarded compound. Please refer to section 3 "Construction Methodology" and section 5 "Site Logistics" for further detail.*
- d) Parking for individual operatives private vehicles will not be available on the site. Subcontractors who bring operatives to site by minibus will be permitted to park within the site boundary. Please refer to section 4 "The Construction Site" for further detail.*
- e) Please refer to section 9 "Air Quality" for further detail.*
- f) Please refer to section 8 "Noise & Vibration" for further detail. (Please also note that the scheme does not include demolition or piling)*
- g) Please refer to section 5 "Construction Logistics" for further detail.*
- h) Wheel washing will take place inside the site boundary. Tennyson Road and surrounding streets will be regularly inspected and cleaned when necessary. Please refer to section 4 "The Construction Site" for further detail.*
- i) Please refer to section 5 "Construction Logistics".*

Further details are contained throughout the Statement, including a plan of the site on Page 13.

Condition 5: Ground Conditions

This condition requires the following:

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

- a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,*
- b) Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,*
- c) Detailed site-specific 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 the nomination of a competent person to oversee the implementation of the works.*

The following is submitted to satisfy the requirements of this condition:

- Phase 1 Desk Study
- Phase 2 Site Investigation Report

The Desk Study contains a Preliminary Risk Assessment in Section 6, from page 11. Details of a conceptual site model are included from item 6.6 on page 15.

The Site Investigation Report contains details of work undertaken to establish ground conditions on site in sections 3 and 4 (pages 10 to 12). Details of laboratory testing are included in Section 5, from page 13. A remediation strategy is included in Section 8, from page 31.

Condition 7: Surface Water Drainage Scheme

This condition requires the following:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment/Drainage Strategy, have been submitted to and approved in writing by the Local Planning Authority.

The development shall then accord with the approved details which should include:

- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment/Drainage Strategy.*
- b) Winter groundwater monitoring and infiltration test results undertaken in accordance with BRE365 providing a representative assessment of those locations where infiltration features are proposed.*
- c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.*
- d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.*
- e) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.*
- f) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.*

The following is submitted to satisfy the requirements of this condition:

- Drainage Statement
- Drainage Strategy Layout

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The drainage statement is a technical summary, which highlights any changes to the design from the approved Flood Risk Assessment/Drainage Strategy (see red text).

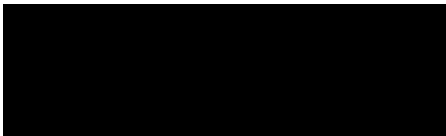
Winter groundwater monitoring and infiltration test results are included within the statement, which confirm that monitoring was undertaken in line with BRE365.

The statement also confirms drainage calculations demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change, as well as satisfying Ciria SuDS Manual C753.

The Drainage Strategy Layout is a detailed drainage plan, which shows the type, layout and dimensions of drainage features, as well as exceedance flow arrangements.

We trust that the information supplied above and attached will enable a discharge of all conditions without delay. However, if you require further information or would like to discuss, please contact me as soon as possible.

Yours sincerely,



Pete Badger MRTPI
Associate Town Planner
For
STRIDE TREGLOWN LIMITED