



CPC Ltd, Unit 3, Broadbridge Business Centre, Delling Lane, Bosham, West Sussex, PO18 8NF
01243 697707 • www.cpcplanningconsultants.co.uk

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

25th August 2023

Dear Ms. Altman

Re: 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE.

Application to Discharge Conditions Pursuant to Planning Permission F/22/94159

CPC Planning Consultants Limited (“CPC” or the “Agent”) is instructed by Eastway Estates Limited (the “Applicant”) to prepare this Covering Letter in support of its application to approve details reserved by planning conditions following the grant of planning permission (ref no: F/22/94159, the “Application”). This application to discharge conditions 3, 4, 5, 6, 7, 8, 12, 14, 15, 21 and 25 relates to 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE (the “Property”).

The Application relates to conditions 3, 4, 5, 6, 7, 8, 12, 14, 15, 21 and 25 of the Decision Notice. The conditions are copied below for ease of reference:

Condition 3: *“No development, including demolition, shall take place 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; 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; c) A 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 nomination of a competent person to oversee the implementation of the works. Investigations, assessments and reports are to be undertaken by a competent person*

and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and 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 unless otherwise agreed with the LPA."

Condition 4: *"The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 3(c) that any remediation scheme required and approved under the provisions of condition 3(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise: a. A description of the site and its background, and summary of relevant site information, b. a description of the remediation objectives and remedial works carried out c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc. d. Certificates demonstrating that imported and / or material left in situ is free from contamination, and gas / vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3(c)."*

Condition 5: *"No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details and mitigation relating to:*

- *A programme of construction works;*
- *The provision of long term facilities for contractor parking;*
- *Arrangements and timings for construction traffic access and deliveries and loading/unloading of plant and materials;*
- *Access and egress for plant and machinery;*
- *Protection of pedestrian routes during construction;*
- *The location of temporary site buildings, compounds, construction material and plant storage areas;*
- *Measures to control dust and dirt generated by construction;*

- *Provision of storage, collection and disposal of waste;*
- *Measures to prevent mud and dust on the highway;*
- *Details of hoarding and temporary lighting;*
- *Construction drainage measures;*
- *Precautionary working method to prevent harm to protected species including hedgehogs.*

Construction work shall thereafter only take place in accordance with the approved CEMP."

Condition 6: *"Prior to any development above foundation / slab level, full details of the external materials (including doors and windows), shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details."*

Condition 7: *"a. No development above foundation / slab level shall take place until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall specify species, density, planting, size and layout. b. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), and shall thereafter be retained. c. If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation."*

Condition 8: *"Prior to any development above foundation / slab level, full details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details."*

Condition 12: *"Prior to first use of the development hereby permitted, a Car Park and Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall outline elements of on-site management, inclusive of: a) How the delivery bay / 2 x vehicle parking spaces will be managed when deliveries are due, in order to ensure that deliveries take place on-site and unobstructed movement of customer vehicles through the site can be retained at such times; b) How parking will be managed on site to ensure that only designated parking pays are utilised; c) How the applicant intends to enforce the entry only,*

exist only vehicle movements in and out of the site (signage or other measures); and d) Details of how this plan will be reviewed on a periodic basis and updated as necessary."

Condition 14: *"Prior to any works above foundation/ slab level, details of hard surfacing (which shall be of porous material) shall be submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall be installed in accordance with the approved details and thereafter maintained."*

Condition 15: *"Prior to any works above foundation/ slab level, details shall be submitted to and approved in writing by the Council of the external sound level (Rating Level) emitted from the premises including plant/ machinery/ equipment, and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from the premises and plant, machinery/ equipment will be lower than the existing background sound level by at least 10dB(A) in order to prevent adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all premises activity (including delivery vehicles and all plant/ machinery and equipment) operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigation noise shall be taken as necessary. The approved details shall be fully implemented prior to first use of the development and thereafter retained."*

Condition 21: *"Prior to first use of the development, secure cycle storage for at least 3 bicycles for staff shall be provided on site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be installed and retained in accordance with the approved details."*

Condition 25: *"Prior to any works above foundation/slab level, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be installed and maintained in accordance with the approved details."*

Discharge of Pre-Commencement Condition

The Applicant is seeking to discharge conditions 3 and 5, pre-commencement planning conditions associated with the planning permission, so that they can lawfully commence works and implement the planning permission.

Condition 3

This statement should be read in conjunction with the submitted Phase 1 and 2 Land Contamination Assessment (prepared by Geo-Logic).

The report ensures the risk from land contamination to the future users and neighbouring land is low, as summarised in the table below:

Source	Associated Contaminants	Receptor	Pathway	Likelihood	Risk
Made Ground	No specific contaminants of potential concern identified	Human health – current and future site and users and neighbours	Ingestion, inhalation and dermal contact	Unlikely	Low
		Controlled waters/aquatic environment	Leaching into underlying groundwater	Unlikely	Low
		Proposed structures	Ingress and accumulation of ground gases	Unlikely	Low

It also confirms there is no visual or olfactory evidence of contamination during the ground investigation, and no plausible pollutant linkages have been identified associated with the site and hence no remedial measures are considered to be required for the proposed development.

Condition 5

This statement should be read in conjunction with the submitted Construction Environmental Management Plan (CEMP) (prepared by PLC Architects).

The CEMP sets out the work to commence in Q3/Q4 2023 as follows, which is anticipated to be constructed over a period of approximately 12 months:

- Construction Phasing
- Site Establishment
- Site Hoarding
- Site Working Hours
- Construction Vehicle Movements
- Wheel Washing
- Management of Noise, Vibration and Dust
- Waste Management
- Safe Access
- Precautionary Working Method

The CEMP confirms the impact on the amenity of the locality due to the proposed development will be minimised and ensures there is no adverse impact on protected species.

Discharge of Pre-Works above Foundation / Slab Level Conditions

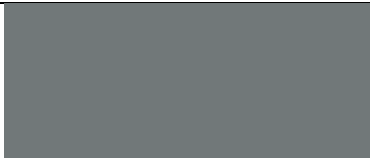
Apart from Conditions 3 and 5, the Applicant is also seeking to discharge conditions 6, 7, 8, 14, 15 and 25 (six of the planning conditions require to discharge prior to any works above foundation/slab level associated with the planning permission) so that they can lawfully commence works and implement the planning permission.

An assessment of the documentation provided to discharge the five conditions is provided below.

Condition 6

This Statement should be read in conjunction with the submitted Proposed External Materials Schedule (prepared by PLC Architects).

The Applicant has prepared the following list of samples of the externally facing materials.

External Area	Materials	Images/Notes (if any)
Walls	Wienerberger Witton Multi Stock Brick or similar to match existing	
Roof	Sarnafil or similar single-ply membrane roof (Lead Grey)	
	Powder coated aluminium coping (RAL 7016 Anthracite Grey)	
Fascia	Painted Timber fascia	This will be covered by Tesco signage.
Windows and Doors	Weatherite powder coated aluminium windows and doors (RAL 7016 Anthracite Grey)	
	Existing windows sprayed to match existing (RAL 7016 Anthracite Grey)	

	Steel security door (RAL 7016 Anthracite Grey)	
Rainwater Goods	UPVC rainwater goods (Black)	

The proposed materials are considered to be appropriate to their surroundings, and as such to raise no planning objections.

Condition 7

This statement should be read in conjunction with the submitted plans (prepared by PLC Architects).

There is no proposed soft landscaping, but the existing soft landscaping will be retained. The existing hedge will also be retained and trimmed back.

Therefore, no soft landscaping scheme will be submitted nor needed.

Condition 8

This statement should also be read in conjunction with the submitted plans (prepared by PLC Architects).

The existing boundary treatment of 2.0m high timber fence will be retained; whilst the proposed boundary treatments is 2.1m high acoustic close boarded timber fence.

These are considered to be appropriate to their surroundings and in terms of visual amenity, and as such to raise no planning objections.

Condition 14

This statement should be read in conjunction with the submitted manufacturer spec for hard surfacing (prepared by Marshalls).

The materials for hard surfacing include the followings:

Materials	Images/Samples (if any)
Porous Asphalt	
Modal Priora – Mild Grey Granite	

Gravel		
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The adopted materials are considered to be appropriate in terms of porosity and visual amenity, and as such raise no planning objections.

Condition 15

The Applicant is seeking to discharge the first part of this condition, and this should be read in conjunction with the submitted Acoustic Technical Note ("TN") (prepared by KP Associates).

The operation between 0700 and 2300 is expected to be in customer car park and refrigeration, air conditioning and extract ventilation system, including a continuous 1-hour delivery; whereas night time operation between 2300 and 0700 only including the operation of the refrigeration systems. The assessment of average noise level is summarised in the table below, in accordance with BS4142:2014:

BS4142:2014	Daytime 0700 - 1900	Evening 1900 - 2300	Nighttime 2300 - 0700
Residual Noise Levels	L _{Aeq,1 hour} 51 dB	L _{Aeq,1 hour} 47 dB	L _{Aeq,15 minutes} 41 dB
Specific Noise Levels	L _{Aeq,1 hour} 25 dB	L _{Aeq,1 hour} 25 dB	L _{Aeq,15 minutes} 15 dB
Impulsivity Feature	+2 dB	+2 dB	+4 dB
Tonality Feature	+0 dB	+3 dB	+3 dB
Rating Noise Levels	L _{Aeq,1 hour} 27 dB	L _{Aeq,1 hour} 30 dB	L _{Aeq,15 minutes} 22 dB
Background Noise Levels	L _{A90,1 hour} 42 dB	L _{A90,1 hour} 42 dB	L _{A90,15 minutes} 36 dB
BS4142 Assessment	-15 dB (Low Impact)	-12 dB (Low Impact)	-14 dB (Low Impact)
Uncertainty (95% Confidence, k=2)	+/-1.76 dB	+/-1.80 dB	+/-1.89 dB

The TN confirms the external sound level emitted will be lower than the existing background sound level by at least 10dB(A) required, as such any potential adverse impact is prevented.

Condition 25

This statement should also be read in conjunction with the submitted Lighting Plan (prepared by Gemma Lighting).

The two types of proposed lighting are summarised as follows:

Outdoor/Street Lighting	Luminaire A	Luminaire B
Supplier	Gemma Lighting	Gemma Lighting
Type	Farlington 40W - 2	Mayfair 20W - 3
Lamp(s)	F40-A4N-00G-76-2	MF20-A2N-00GH-3
LampFlux(klm)/Colour	5.00 4000K/Ra70	2.82 4000K/Ra70
File Name	Farlington 40W - 4K - Optic 2.ltd	Mayfair 20W - 4K - Optic 3.ltd
Maintenance Factor	0.90	0.90
Imax70,80,90(cd/klm)	456.8, 155.4, 0.0	565.7, 111.3, 0.0
No. in Project	3	2
Image		

The proposed types of lighting are considered to be appropriate to the area and to protect the amenity of the area and nearby residents.

Discharge of Pre-Occupation Conditions

In parallel to the application to discharge conditions 3, 5, 6, 7, 8, 14, 15 and 25, the Applicant is also seeking to discharge conditions 4, 12 and 21, the pre-occupation planning conditions associated with the planning permission so that they can finish the construction and allow future occupants to move in.

Condition 4

This statement should be read in conjunction with the submitted Phase 1 and 2 Land Contamination Assessment (prepared by Geo-Logic).

The report ensures there is no required remedial measures for the proposed development, on the basis of the desk study and site investigation.

Condition 12

This statement should be read in conjunction with the submitted Car Park and Delivery Management Plan (“DMP”) (prepared by TPA).

The DMP has set out the proposed arrangements for parking, access and servicing of the site in four aspects, including the goods delivery arrangements, refuse collection arrangements, car park management and access/egress management.

The DMP also ensures that the parking, servicing and access arrangements for the site will be reviewed one year after occupation of the site, with a summary report being issued to the LPA; and any necessary amendments or additions to this DMP that are agreed will be undertaken, an updated document will be issued to the LPA.

Condition 21

This statement should also be read in conjunction with the submitted plan (prepared by PLC Architects), which shows 3 secure cycle storages for staff have been provided, as requested in the condition, so as to encourage modal shift from private car.

Summary

In summary, the Applicant is applying to discharge conditions 3, 4, 5, 6, 7, 8, 12, 14, 15, 21 and 25. On the basis of the foregoing information it is requested that all of the above-mentioned conditions are formally discharged.

The fee of £180 (for the discharge of planning conditions) will be paid electronically.

I trust the information provided satisfies the Council requirements but should you have any queries relating to any of the information outlined in this document, please do not hesitate to contact me directly on 01243 697707 or jenna@cpcplanningconsultants.co.uk

Yours sincerely



Jenna Lai
Planner,
CPC Planning Consultants Limited

Cc. Eastway Estates Limited

Encl. Phase 1 and Phase 2 Land Contamination Assessment, CEMP, Proposed External Materials Schedule, Manufacturer Spec on materials, Acoustic Technical Note, Lighting Plan, Car Park and Delivery Management Plan and Proposed Plans.