

Parcel B5

Outline application:

DC/21/90677

Vistry Group



Linden
HOMES

Vistry
Partnerships

Date: 13/09/2023

Parcel B5 is now 100% complete.

Further information requested.

Condition 8a – Street Lighting

As with the other parcels please amend Street Lighting Plan drawing 2019098 rev B to show the 1 Lux Level contour to enable the impact of the street lighting on bats to be assessed.

In addition it is noted that drawings A170-LIN-B5-401 rev P6 “Parcel B5 Engineering Layout” and A170-LIN-B5-601 rev P3 “Parcel B5 Materials Layout” show significantly more lighting columns proposed than are shown on the Street Lighting Plan. Please check the proposals and amend the plans accordingly to ensure they are consistent with each other. Finally, please provide details of the design, make and colour of the street lighting columns.

Reports submitted:

A170-LIN-B5-101 P6 General Arrangement

A170-LIN-B5-401 P7 Engineering Layout

A170-LIN-B5-501 P7 Drainage Layout

A170-LIN-B5-601 P4 Materials Layout

A170-LIN-B5-901 P7 Conveyance Overview

Response:

Please see amended plans showing a consistent number of lighting column with the Street Lighting Plan.

Lighting plan was sent with type and colour on 4/8/23

9 (Materials)

As with the other parcels please provide details of the percentages of each material used to demonstrate compliance with the Design Code approved under outline condition 5. In addition please amend the External Materials Schedule to include the provision of a chimney on plot 361 as shown on the drawings submitted in relation to condition 8f and approved at reserved matters stage.

It is also noted that the External Materials Schedule states that tile hanging is used on plots 358 & 359, as well as render on plot 359. These are both Fletcher house types and while plot 359 was shown to be a rendered property on the reserved matters plans, neither plot was shown to use tile hanging and this appears to be an error on the External Materials Schedule. Please could this be checked and confirmed...

Reports submitted:

B5 Materials Schedule 11.08.23

Response:

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A revised materials schedule is submitted to include the percentage breakdown as requested.

This report now includes the provision of a chimney on plot 361.

Plots 358 and 359 have been amended accordingly.

Condition 31 – Land Remediation

Please see the attached consultation response from Environmental Health, in which they request information regarding the origin and condition of the material which has been deposited on site within Parcel B5 to show its suitability for use. They also ask that the boundary of Parcel B5 be shown on any site reports. Please submit the necessary information.

Reports submitted:

GE18071 FIGS1-3

Appendix H BRD2924-OR1-C Hedge End SI

Response:

GESL have reported that with regards to the chemical status of the soils across the site, the main investigation (pre-development) included site wide contamination testing and that identified exceedances in soils associated with the former driving range and at WS375 based on residential end use criteria.

The impacted soils located in the former driving range bund were used as general earthworks fill in forming up the profile beneath the spine road in the Phase 1 area (B5 was not within that development phase). The exceedance at WS375 was subsequently de-risked due to end use layout.

Testing from the balance of the site identified no exceedances and soils won from other development parcels were used in re-profiling the site. During the course of the development process, it would appear that the extraneous inclusions of brick, breeze block, plastic and the like became entrained in soils used in reprofiling the site albeit that these inclusions are commonplace on development/construction sites and would not normally be considered indicative of contamination, nor require specific testing.

Given that the reprofiling undertaken across the residential phases utilised site won, naturally occurring soils (as at their excavation source); that the main investigation did not identify contamination; and no discoveries of abnormal/potentially contaminated soils have been recorded, no further testing of those soils was undertaken.

Please see attached soil investigation report which confirms that the material imported to Boorley Green is topsoil from areas that are NOT Park Farm as the attached report and certificates for the Boorley development.

Vistry have confirmed that Parcel B5 made use of site won topsoil only.