

Planning Department

Eastleigh Borough Council

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Dear sir or madam,

Date: 6th of December 2024

RE: East Horton Golf Centre, Mortimers Lane, Fair Oak, Ref. F/23/96639 – Discharge of Conditions Application

This letter supports an application to discharge those planning conditions of permission F/23/96639 that are listed:

- 3 (Contamination):** Please find enclosed Ground and Water Ltd Preliminary Desk Study and Phase II Intrusive Investigation Report reference GWPR6078. The report concludes that no further investigation is required and no protection/ mitigation measures.
- 4 (Storm Drainage):** Please find enclosed AWA Engineering proposals for Surface Water drainage. In brief these propose collection from Roofs and Surfaces, discharging via an Interceptor/ Separator to an attenuation tank before connecting to an existing Surface Water drainage system. The existing system subsequently discharges via an Oil interceptor to an existing Pond which is confirmed to have capacity to take the additional flows (which are negligible). The second Oil Interceptor is clearly redundant in relation to the new Surface Water proposals but may be a minor benefit/ backstop position.
- Surface Water drainage is calculated based on the assessment of existing and new impermeable areas and a 1-in-100 Year Storm scenario plus a 40% allowance.
- 5 (Landscape):** Please find enclosed Deacon Design proposals for soft landscaping. As the site is an active commercial yard used for the storage and operation of groundskeeping machinery including larger plant/ equipment, there is very limited scope for planting. However, there is scope for some understory planting along the existing site boundary and for low-level planting along the site access as proposed.

We trust that the foregoing and attachments are sufficient to address the relevant planning conditions. Please do not hesitate to contact the undersigned if you have any queries or require further information.

Yours faithfully

Lloyd Exley | Director