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

11th April 2025

Dear Ms. Altman

Re: 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE.
Application to Discharge and Vary 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 4 and 24 relates to 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE (the “Property”).

The Application relates to conditions 4 and 24 of the Decision Notice. The conditions are copied below for ease of reference:

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 24: *"Prior to first use of the development hereby permitted, a Noise Management Plan for operation and management purposes shall be submitted to and approved in writing by the Local Planning Authority. This shall include: details of vehicle movements, reversing methods and types of reversing alarms; location of loading bays; quiet loading/unloading measures; management of anti-social behaviour; and all other relevant noise controls, attenuating features or operating practices. The development shall thereafter be operated in accordance with the approved Plan."*

Discharge of Pre-Occupation Conditions

The Application relates to discharging conditions 4 and 24 of the Decision Notice pursuant to planning permission (ref: F/22/94159). The Applicant is seeking to discharge these two 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.

It is therefore confirmed that there is no risk from land contamination to the future users of the land and neighbouring land, 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.

Condition 24

This statement should also be read in conjunction with the submitted Noise Management Plan (“NMP”) (prepared by KR Associates).

The NMP provides the details of the measures that are required to be taken by all staff employed at the Tesco Store to ensure deliveries to the site do not disturb the residents within the permitted hours and ensures the impacts of deliveries on the surrounding dwellings will be minimised. It has further set out some noise management policies, covering from restriction on site due to noise from deliveries, staff requirements, site logs and complaints, and included details of reversing methods and types of reversing alarms, and all other relevant noise controls.

Regarding quiet loading measures, Tesco has invested heavily in quiet delivery technologies including the following:

- Acoustic wheels and plastic shelves on their roll cages
- Quiet surfaces on the inside of their delivery vehicles
- Quiet tail lifts and roller shutters

In terms of management of anti-social behaviour, the deliveries are only undertaken within the permitted hours and the mechanical plant is designed to not impact the nearby residents and customers. The idea is to create a peaceful and calm soundscape around the proposed Tesco Express. Further managements on anti-social behaviour can be referred to the NMP, and they are in compliance with Crime and Policing Act 2014.

In regard to delivery, the details of delivery risk assessment has been included in the Appendix B of the NMP. Deliveries will be undertaken with rigid HGV vehicles that can be driven on a Category C driving license (i.e. Class 2) and will not exceed 32T and 12m in length. No deliveries will be undertaken with larger vehicles that require a Class 1 license. There are also no deliveries by any vehicle shall take place outside the hours of 06:00 – 22:00 daily and no deliveries by HGV’s shall take place outside the hours of 08:00 – 22:00 Monday to Friday and 08:00 – 20:00 Saturday, Sunday and public Bank Holidays.

It is therefore confirmed that there are no detrimental impacts to the living conditions of the community and the living conditions of nearby occupants are safeguarded to protect nearby residents and workers from adverse noise impacts.

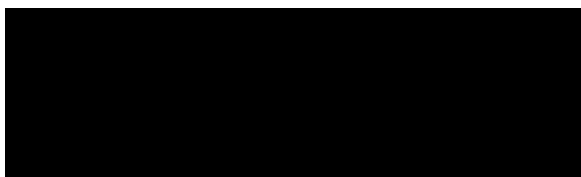
Summary

In summary, the Applicant is applying to discharge conditions 4 and 24. On the basis of the foregoing information it is requested that all of the above-mentioned conditions are formally discharged.

The fee of £383 (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 MRTPI
Senior Planner
CPC Planning Consultants Limited

On behalf of Eastway Estates Limited