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Dear Sir / Madam

APP/16/00875 - THE ERECTION OF A DRIVE-THRU RESTAURANT (USE CLASS A3/A5), CAR PARKING, ACCESS, SERVICING, LANDSCAPING, ENGINEERING WORKS AND ANCILLARY WORKS AT LAND AT LARCHWOOD AVENUE, HAVANT

DISCHARGE OF CONDITION 7

Savills is instructed by Kentucky Fried Chicken (Great Britain) Limited (KFC) to submit an application to discharge Condition 7 attached to Planning Permission APP/16/00875. Accordingly, please find enclosed:

- Planning Application Forms
- Site Location Plan (ref. 0000/2011/B124/14-0062 Rev B);
- Trojan Verification for Land Remediation Report and accompanying four appendices; and a
- Cheque for £97

Site History and Background

As shown on the site location plan submitted as part of this application, the site in question is an irregularly shaped parcel of land bordered to the south by an ASDA Superstore and ancillary car parking, to the east by the access road connecting the ASDA superstore to the roundabout of Purbrook Way and Hulbert Road, to the west by Larchwood Road and the scrubland beyond, and to the north by a McDonalds drive-thru restaurant.

Planning Permission was granted under reference APP/16/00875 in February 2017 for the erection of a drive-thru restaurant along with car parking, access, servicing, landscaping, engineering works and other ancillary works. This application was subsequently amended through a non-material amendment under reference APP/17/00599. Since the grant of planning permission, all pre-commencement conditions have been discharged through two decisions and work on site is at an advanced stage.

Condition 7

Condition 7 is a pre-occupation condition which requires the submission of a verification report. It states that:

'The development hereby permitted shall be carried out in accordance with the recommended Remedial Works, Dust Control Provisions, and Construction Watching Brief outlined within sections 7.4 & 7.3.1 of the Crossfield Consulting Site Investigation Report Ref: CCL02834.CA31 March 2016, unless otherwise agreed in writing by the Local Planning Authority.'

Prior to the occupation/use of any relevant part of the permitted development, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate the quality of imported soils, the depth of cover achieved, and that any other relevant site remediation criteria have been met.'

Enclosed as part of this submission is a report entitled 'Trojan Verification for Land Remediation' prepared by the Trojan Group. The Report is structured to contain information about the condition on Page 2 with Page 3 outlining the contents of each Appendix.

Appendix A contains a series of delivery notes for the imported soils prepared by L & S Waste Management Ltd, whilst Appendix B contains a report prepared by Envirochem Analytical Laboratories which analyses the collected soils and demonstrates the quality of imported soils. As shown in Appendix C, soil was placed on a clean surface to prevent any contamination.

Section 7.3.1 of the Crossfield Consulting Report submitted as part of the original application recommends, to minimise the potential for roof action or soil organism activity, the placing of topsoil with a total depth of in excess of 500mm in soft landscaping areas. The photographs enclosed at Appendix D demonstrate the filling of top soils of this depth in certain locations though this was the case across the entirety of the site.

Yours sincerely

A solid black rectangular box used to redact the signature of Nick Heard.

Nick Heard
Graduate Planner