EASTLEIGH BOROUGH COUNCIL

FAO. Martin Stevens
Taylor Wimpey Southern Counties

By email

Application F/14/74873
Please ask for Kitty Budden
Direct dial 023 8068 8266
Email kitty.budden@eastleigh.gov.uk

Tuesday 24 April 2018

Dear Martin

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/14/74873
Description: Erection of 120 dwellings and flats, provision of public open space, altered access from Toynbee Road, provision of pedestrian accesses to Laburnum Grove, Loveridge Way and Archers Road rear access way, parking and landscaping following demolition of existing buildings.
Site: Former Premier Foods Bakery Site, Toynbee Road, Eastleigh SO50 9DH

Please see below a summary of the conditions relating to the above application, and their current status.

Condition	**Details**	**Compliance and Date**
(1) Compliance with approved plans	As listed on related decision notice	Ongoing
(2) Commence development within 2 year	Development commenced early 2015	Discharged
(3) Details-proposals-pre commencement	(See below)	(See below)
(3a) Details of external finishes	(refer to condition 25) Materials Distribution Plan, UP00035-8-E	Discharged

(3b) Details and layout of foul sewers and surface water drains	(refer to condition 4, 18) Engineering Layout Sheet 1 of 3, dwg. no. 14-222-100 Rev E; Engineering Layout Sheet 2 of 3, dwg. no. 14-222101 Rev E; Engineering Layout Sheet 3 of 3, dwg. no. 14-222-102 Rev E; Drainage Calculations, Western Catchment Infiltration Trenches 1-10 (Odyssey Markides); Main Drainage Sewer Calculations, Foul Sewerage Network 1 and 2 (Odyssey Markides); Eastern Catchment Drainage Calcs 1-3 (Odyssey Markides); Eastern Catchment Drainage Calcs Direct Connection (Odyssey Markides); Main Drainage Sewer Calcs, Storm Network 1 and 2; Soakaway 1-6, 9 (Odyssey Markides); House Soakaway 1-4 (Odyssey Markides)	Discharged, subject to the proposed pumping station layout complying with 'Sewers for Adoption' requirements

(3c) Cross sections to show ground levels and relationship to existing levels on/adjoining site	(refer to condition 18) Engineering Layout Sheet 1 of 3, dwg. no. 14-222-100 Rev E; Engineering Layout Sheet 2 of 3, dwg. no. 14-222101 Rev E; Engineering Layout Sheet 3 of 3, dwg. no. 14-222-102 Rev E; Levels Layout Sheet 1 of 3, dwg. no. 14-222-110 Rev A; Levels Layout Sheet 2 of 3, dwg. no. 14-222-111 Rev A; Levels Layout Sheet 3 of 3, dwg. no. 14-222-112 rev A; Longitudinal Section Sheet 1 of 3, dwg. no. 14-222-400 Rev A; Longitudinal Section Sheet 2 of 3, dwg. no. 14-222-401 Rev C; Longitudinal Section Sheet 3 of 3, dwg. no. 14-222-402 Rev A	Discharged
(3d) Construction details for road/footways/cycle ways/links and accesses	(refer to condition 11, 18) External Works Sheet 1 of 3, dwg. no. 14-222-200 Rev C; External Works Sheet 2 of 3, dwg. no. 14-222-201 Rev C; External Works Sheet 3 of 3, dwg. no. 14-222-202 Rev C	Discharged
(3e) Street lighting/ external lighting	(refer to condition 18) External Works Sheet 1 of 3, dwg. no. 14-222-200 Rev C; External Works Sheet 2 of 3, dwg. no. 14-222-201 Rev C; External Works Sheet 3 of 3, dwg. no. 14-222-202 Rev C	Discharged
(3f) Crime prevention measures	Secured by Design Gold Award Certificate dated 1st February 2018	Discharged

(3g) Tree pit details	(refer to condition 15, 18) Indicative Tree Pit Details, JSL2192 dwg. no. 401 Rev B; Tree Pit Detail: Soft Landscape Locations, JSL2192 dwg. no. 402; Tree Pit Location Plan, JSL2192, dwg. no. 403 Rev A	Discharged
(4) Surface water drainage	(refer to condition 3b, 18) Engineering Layout Sheet 1 of 3, dwg. no. 14-222-100 Rev E; Engineering Layout Sheet 2 of 3, dwg. no. 14-222101 Rev E; Engineering Layout Sheet 3 of 3, dwg. no. 14-222-102 Rev E; Drainage Calculations, Western Catchment Infiltration Trenches 1-10 (Odyssey Markides); Main Drainage Sewer Calculations, Foul Sewerage Network 1 and 2 (Odyssey Markides); Eastern Catchment Drainage Calcs 1-3 (Odyssey Markides); Eastern Catchment Drainage Calcs Direct Connection (Odyssey Markides); Main Drainage Sewer Calcs, Storm Network 1 and 2; Soakaway 1-6, 9 (Odyssey Markides); House Soakaway 1-4 (Odyssey Markides)	Discharged
(5) Interim CSH certificate and sustainability report	The Code for Sustainable Homes Interim Certificate, Plots 1-120	Discharged, 31/07/2017
(6) Final CSH certificate and sustainability report	The Code for Sustainable Homes Final Certificate, Plots 1-5, 8-20, 22-35, 49-120.	Discharged for Plots 1-5, 8-20, 22-35, 49-120 inclusive

(7) Updated land contamination report and remediation strategy	Eastwood & Partners, 'Geotechnical and Geo-Environmental Site Investigation, Former Bakery, Eastleigh', Issue 1, January 2014, ref. 36510-002; Eastwood & Partners, ref. SDP/RAN/003/36510 dated 13 October 2014; Phase 2 – Geo Environmental Site Assessment; dated 2013-07-01; WYG Project number 37018-002; Email from Catherine Topliss, titled '36510 Premier Foods/ Toynbee Road development - Land Contamination', received 30/03/15; Eastwood & Partners, Logs, 3610-TP1-TP7; Chemtest – Chain of Custody – 01.04.15; WSP, 'Project Monty 37018' Figure 5 Potential Contamination Sources; (by email 01/04/15); E & P, Exploratory Hole Location Plan, 36510/001 Rev E; E & P Logs IP1-4; Chemtest Final Report, 15-06907 Issue-1, dated 31-Mar-2015; (by email 10/04); Email from CT to MS, received 20/04 entitled '38386 Toynbee Road, Eastleigh – Site Visit 2'; Email from MS received 21/04, entitled 'Toynbee Road, Eastleigh – Site Investigation Proposals';	Discharged

	WSP, 'Project Monty 37018' Figure 5 Potential Contamination Sources, showing 'proposed trial pit position', (by email 21/04); Email from RN to MS entitled, '38386 Toynbee Road, Eastleigh – Tank removal works'; Email from RN to MS received 13 May 15, entitled 38386 - Eastleigh – Fuel Tank Removal Results, with attached reports; Emailed from MS received 18/05 entitled '38386 Premier Foods, Eastleigh – Update'; Email from RN to MS received 15 June 2015, entitled '38386 Toynbee Road – Site Visit 18.05.15 – updated; Exploratory Hole Location Plan, dwg. Ref. 38386/003 Rev A; Trial Pit data sheets; Final Report 16-04114-1, dated 02 March 2016	
(8) Verification of remediation		Ongoing – a consolidated report to cover site-wide validation required.
(9) Updated noise assessment and mitigation	External Noise Assessment Rev 2; Revised Layout UP00035-1-V, ref SA-2767/RV02, report date 14 May 2014;	Discharged
(10) Delivery of parking areas; retention of parking areas and no sale of unallocated parking spaces		Parking areas completed, retention of parking areas and no sale of unallocated parking spaces to be monitored.

(11) Details of vehicular access and Laburnum Grove highway alterations	Variation to S106 to permit HCC to carry out works on behalf of Taylor Wimpey (planning ref. V/16/78410).	Variation application issued 24 April 2018.
(12) No burning		To be monitored
(13) Hours of operation		To be monitored
(14) Scheme of piling works	(refer to condition 21) Eastwood & Partners, ref. CT/RAN/38386-001, Piling Risk Assessment dated 9 April 2015; Email from Martin Stevens received 27 April, with amended strategy	Piling completed, condition discharged
(15) Details of landscape scheme	(refer to condition 3g, 17) Detailed Planting Plan 1 of 3, JSL2192, dwg. no. 500 Rev F; Detailed Planting Plan 2 of 3, JSL2192, dwg. no. 501 Rev F; Detailed Planting Plan, JSL2192, dwg. no. 502 Rev F; Typical Tree and shrub palette, ref. JSL2191_550	Discharged
(16) Compliance with tree removal and protection plan		To be monitored
(17) Compliance with Preliminary Ecological Appraisal; details of wildflower or hedgerow planting	Tree and shrub palette, JSL2192_550 Rev H	Discharged, 30/11/2017

(18) Details of road/footway construction	(refer to condition 3b, 3c, 3d, 3e, 3g, 4, 11, 15) Engineering Layout Sheet 1 of 3, dwg. no. 14-222-100 Rev E; Engineering Layout Sheet 2 of 3, dwg. no. 14-222101 Rev E; Engineering Layout Sheet 3 of 3, dwg. no. 14-222-102 Rev E; Levels Layout Sheet 1 of 3, dwg. no. 14-222-110 Rev A; Levels Layout Sheet 2 of 3, dwg. no. 14-222-111 Rev A; Levels Layout Sheet 3 of 3, dwg. no. 14-222-112 rev A; External Works Sheet 1 of 3, dwg. no. 14-222-200 Rev C; External Works Sheet 2 of 3, dwg. no. 14-222-201 Rev C; External Works Sheet 3 of 3, dwg. no. 14-222-202 Rev C Indicative Tree Pit Details, JSL2192 dwg. no. 401 Rev B; Tree Pit Detail: Soft Landscape Locations, JSL2192 dwg. no. 402; Tree Pit Location Plan, JSL2192, dwg. no. 403 Rev A	Discharged
(19) Compliance with details approved under condition 18	(refer to condition 3b, 3c, 3d, 3e, 3g, 4, 11, 15, 18)	To be monitored
(20) Construction of associated bin/cycle store; retention for said purpose		Construction completed; retention to be monitored

(21) Construction Management Plan	(refer to condition 14) Marked-up plan titled 'Site Layout', dwg. no. UP00035-1-X; Letter titled 'Details Pursuant Application – Former Premier Foods, Toynbee Rd, Eastleigh F/14/74873, dated 20 February 2015; Email frm MS received 26/03; Email frm Steve Waite received 21/04, entitled 'Request of Information for Premier Foods Eastleigh'; ENVIRONMENTAL NOISE IMPACT ASSESSMENT, Report Reference: SA – 2767 / CNA / RV01, Report Date: 30th April 2015	Discharged
(22) Replacement of dead/damaged plants/trees		To be monitored
(23) Approval of Landscape/ Open Space Management Plan and Maintenance Schedule	(refer to condition 22); Landscape Management Plan, August 2014; ref. JSL2192_810A;	Discharged
(24) Erection of boundary treatments	(refer to condition 23)	Discharged
(25) Materials as per amended materials plan UP0035-8	(refer to condition 3a) Materials Distribution Plan, UP00035-8-E	Discharged
(26) Operation of Private Parking Management Scheme	Ongoing management to be overseen by Remus Management	To be monitored

(27) Approval of final residential travel plan	Final Residential Travel Plan, ref. TS3001-01 Rev A, September 2016; Travel Plan Co-ordinator appointed. Annual Monitoring Report March 2018	Discharged
(28) No garage conversions; use in association with residential use only		Ongoing
(29) Removal of PD rights for Part 1, Schedule 2, Class A		Ongoing

Please note all conditions requiring approval of details are discharged subject to implementation in accordance with the approved information.

I look forward to receiving the additional information in due course. Please do not hesitate to contact Kitty Budden if you have any questions.

Yours sincerely



Andy Grandfield
Lead Specialist for Housing and Development