EASTLEIGH BOROUGH COUNCIL

FAO. Paul Watkinson
By email

Application DC/18/83327
Please ask for Kitty Budden
Direct dial 023 8068 8266
Email kitty.budden@eastleigh.gov.uk

Friday 16 November 2018

Dear Paul

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

Application No: DC/18/83327
Description: Discharge of conditions application following planning permission F/17/80382 for discharge of conditions: 3, 6, 8, 11, 12 and 13.
Site: BRAXELLS FARM, WINCHESTER ROAD, BOTLEY

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

Condition	Details	Compliance and Date
1 (Commencement within 3 years)	Please notify the LPA when work commences	
2 (Compliance with approved plans	See Decision Notice	To be monitored.
3 (CEMP)	Construction & Environmental Management Plan, 27 March 2018 version 3; Letter from Imperial Homes titled 'Re: Brexall Farm, Winchester Road, Boorley Green'.	Discharged.

4 (SuDS)	WSP letter ref. EF2093.00, titled BRAXELLS FARM, WINCHESTER ROAD, BOORLEY GREEN – F/17/80382 dated 13 September 2018; Civils & Drainage Layout, dwg. no. FA E-F2093.00 C300 P6; Surfaces Kerbs & Temporary Drainage, dwg. no. FA E-F2093.00 C305 P4; Diffuser Trenches Plan & Sections, dwg. no. FA E-F2093.00 C307 P1; Drainage Construction Details Sheet 1 of 3, dwg. no. FA E-F20903.00 C310 P1; Drainage Construction Details Sheet 2 of 3, dwg. no. FA E-F2093.00 C311 P2; Drainage Construction Details Sheet 3 of 3, dwg. no. FA E-F2093.00 C312 P1; Civils Construction Details, dwg. no. FA E-F2093.00 C320 P2; SuDS Operation and Maintenance – General; Confirmation of Management Company details by email from Richard Paine, received 8 October 2018, titled 'Braxell Farm'	Submitted under application ref. DC/18/84165: Awaiting consultation responses.
5 (Foul sewage disposal)	WSP letter ref. 70051674, titled BRAXELLS FARM, WINCHESTER ROAD, BOORLEY GREEN – F/17/80382-CONDITION 5, dated 5 November 2018; Opus Meeting Notes ref. E-F2093, titled 'Minutes of Meeting 18 January 2018'; Eastleigh Borough Council letter ref. F/17/80382, dated 24 January 2018; Metis Homes letter titled 'Braxells Cottages, Boorley Green, 14 new homes', dated 26 January 2018; Email between Adam O'Brien and Andy Traves titled 'Boorley Foul Sewer', dated 26 January 2018; Future FW Discharge/Disposal, dwg. no. FA E-F2093.00 C301 P4	Submitted under application ref. DC/18/84419: Awaiting consultation responses.
6 (Details)		
a (Materials)	'Imperial Homes Material Specification: Brexall Farm, Boorley Green', received by email 3rd August 2018; External Works Layout, dwg. no. 1828 PC01 Rev A	Discharged.
b (Means of enclosure)	Dwg. no. BC-S-210 A; 'LAND ADJ BRAXELLS COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2BX'	Discharged. Please ensure provision is made in garden timber fences to allow wildlife to access/egress gardens

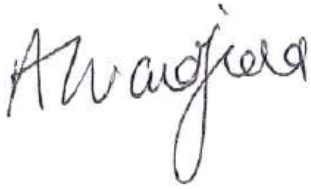
c (Cross sections)	'Proposed Site Sections', dwg. no. 1774 03 Rev A; 'Civils & Drainage Layout', dwg. no. C300 P5	Discharged.
d (Access construction)	'Surfaces, Kerbs & Temporary Drainage', dwg. no. C305 Rev P3; 'Civils Construction Details', dwg. no. C320 Rev P2	Discharged, subject to securing the appropriate approval from Hampshire County Council.
e (Road management and maintenance)	'Conditions Application F/17/80382', dated 1 June 18, Mapledean Special Projects Ltd	Unable to discharge, please confirm the arrangements proposed by Imperial Homes.
f (Landscape scheme)	'External Works Proposal', dwg. no. BC-S-210 A; Planting – dwg. no. 9949; Land Products Specification and Maintenance Specification	Discharged.
7 (Completion of landscape scheme and replacement within 5 years)		To be monitored.
8 (Compliance with approved AIA and Method Statement)	Arboricultural Implications Assessment and Method Statement 17877 – AIA dated 26 March 2017; Tree Protection Plan ECO 3; Arboricultural Method Statement, ref. 17877-AMS 3, dated 16 January 2018	Condition cannot be partially discharged until a site meeting with the Council's Tree Officer has been carried out and the Tree Protection inspected. Please confirm date of site meeting.
9 (Lighting Strategy)	'Surfaces, Kerbs & Temporary Drainage', dwg. no. C305 Rev P3; 'Civils Construction Details', dwg. no. C320 Rev P2; External Works Layout, dwg. no. 1828 PC01 Rev A	Discharged.
10 (Protection of reptiles)		Ongoing during construction phase.
11 (Cycle storage)	External Works Proposal, dwg. no. BC-S-210 A	Discharged.

12 (Sustainable building)	SAP Calculation Summary Revision Schedule; 1774-10-A Plot 1; 1774-12-A Plot 2; 1774-13-A Plot 3; 1774-15-A Plot 4; 1774-16-A Plot 5; 1774-17-A Plot 6-7; 1774-19-B Plot 8-9; 1774-20-A Plot 10-11; 1774-22-A Plot 12-13; 1774-23-A Plot 14	Submission documents noted; additional information to be provided prior to occupation to discharge the condition.
13 (Noise mitigation scheme)	Noise Impact Assessment, Clarke Saunders Acoustics, dated 19 May 2017; Email to Paul Watkinson from Will Fairman, Clarke Saunders, received 30/07/18 titles 'Re: Braxells Farmyard DoC (DC/18/83327)	Discharged.
14 (Land contamination)	Ground Investigation Report, Geo-Environmental, ref. GE15147/GIR/JAN16 version 1.0; 'Braxells Farm, Botley – Additional Investigation Works' ref. GE16787-LRv1180102 dated 2 January 2018; Remdial Strategy & Verification Plan, Geo-Environmental, ref. GE17024-RSVPv1JK180205	Discharged, subject to the areas with 'less clean cover' not being used specifically for soft landscape garden areas.
15 (Verification of contamination mitigation)	To be submitted prior to occupation	
16 (Artificial bat roosts)	'External Works Proposals', dwg. no. BC-S-210 A	Please update the External Work Layout plan provided on behalf of Imperial for approval in relation to the bat roosts.
17 (Completion of parking area and retention)		Ongoing.

Please note discharge of the above conditions is subject to construction of the development being carried out in accordance with the approved details.

Should you have any questions, please do not hesitate to contact Kitty Budden as shown above.

Yours sincerely



Andy Grandfield
Lead Specialist for Housing and Development