EASTLEIGH BOROUGH COUNCIL

Application F/11/70108
Please ask for Kitty Budden
Direct dial 023 8068 8266
Email kitty.budden@eastleigh.gov.uk

FAO. Martin Stevens
Taylor Wimpey Southern Counties

By email

Friday 15 March 2019

Dear Martin

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: F/11/70108
Description: Erection of 113no. two, three and four storey houses and flats,with associated car parking, open space, landscaping and highway works, following demolition of the existing buildings.
Site: Travis Perkins Trading Co Ltd, Mill Street, Eastleigh SO50 4EZ

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 plans		On Going
(2) Commencement within 3 years	Development commenced February 2015	Discharged, 17/02/2015
(3) No development or new tree planting within defined distance of foul sewers	MJA Consulting plans, 'Drainage Layout, Sheet 2 of 2', dwg. no. 5012:02 Rev H; 'Drainage Layout, Sheet 1 of 2', dwg. no. 5012:02 Rev H	Discharged.
(4) Details of bird and bat boxes; development implemented in accordance	RPS Bird and Bat Box location plan, 800 rev. A	Discharged, 05/06/2015

(5) Details of surface water drainage scheme; assessment of local hydrological and ground conditions; development in accordance	(Also see conditions 11, 32) MJA Consulting drawings, Drainage Layout Sheet 1 of 2, dwg. no. 5012:01 Rev D; Drainage Layout Sheet 2 of 2, dwg. no. 5012:02 Rev C; Email from Karl Gebhart to Eric Reed entitled 'Former Travis Perkins Site, Eastleigh – Taylor Wimpey Southern Countries', received 1 June 2015	Discharged, 05/06/2015
(6) Details of steps and railings in embankment adj. to plot 85	(Also see conditions 7b, 7j, 7m, 36, 43) MJA Consulting drawing, dwg. no. 5012:25;	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.
(7) Plans and particulars to be approved; development in accordance	See below	See below
a. Building ground floor levels	MJA Consulting dwg. no. 5012:03 Rev C, 04 Rev C	Discharged, 17/02/2015
b. Means of enclosure	(Also see conditions 6, 7j, 7m, 36, 43) MJA Consulting dwg. no. 512:40 Rev B, 41 Rev B; CSA 1833/104 Rev F, 105 Rev F	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.
c. Street/ external lighting	(Also see conditions 15, 32) MJA Consulting dwg. no. 5012:01 Rev A, 02 Rev A; Combined Services Layout, dwg. no. 5012:60 Rev C	Discharged, 13/11/2017

d. Proposed & existing ground levels	(Also see conditions 7m, 32, 40) MJA Consulting dwg. no. 5012: 03 Rev C, 04 Rev C Suitability of levels around turning head and adjacent garages; and embankment details confirmed through S278 process.	Discharged, 13/11/2017
e. Rainwater goods	MJA 5012:01, 02; Manufacturer's details: Half-round guttering details, black finish	Discharged, 09/12/2014

f. Meter boxes	Block Elevations; Images; General Arrangements, Detailed Elevations, Title A1, dwg. no. 06194-11979-A1/51 Reb B; Title A2, dwg. no. 06194-11979-A2/51 Rev C; Title AA, dwg. no. 06194-11979-AA/51 Rev B; Title AB, dwg.no. 06194-11979-AB/51 Rev B; Title AC, dwg. no. 06194-11979-AC/51 Rev B; Title B, dwg. no. 06194-11979-B/51 Rev B; Title J2, dwg. no. 06194-11979-J2/51 Rev B; Title TYPE AD, dwg. no. 06194-11979-AD/51 Rev A; Title C, dwg. no. 06194-11979-C/51 Rev B; Title D, dwg. no. 06194-11979-D/51; Title E1, dwg. no. 06194-11979-E1/E5 Rev B; Title E2, dwg. no. 06194-11979-E2/51 Rev B; Title F1, dwg. no. 06194-11979-F1/51 Rev B; Title F2, dwg. no. 06194-11979-F2/51 Rev B; Title GV1, dwg. no. 06194-11979-GV1/51 Rev B; Title GV2, dwg. no. 06194-11979-GV2/51 Rev B; Title G, dwg. no. 06194-11979-G/51 Rev B; Title G, dwg. no. 06194-11979-G/52 Rev B; Title G, dwg. no. 06194-11979-G/53 Rev B; Title J1, dwg. no. 06194-11979-J1/51 Rev B; Title K, dwg. no. 06194-11979-K/51 Rev B; Email confirming colour as black, received 17/02	Discharged, 05/06/2015

g. Fascias and soffits	Undated letter from Taylor Wimpey titled 'Details Pursuant Application – Former Travis Perkins Site, Mill Street F/11/70108' received 11 July 2014; General Arrangements, Detailed Elevations, Title A1, dwg. no. 06194-11979-A1/51 Reb B; Title A2, dwg. no. 06194-11979-A2/51 Rev C; Title AA, dwg. no. 06194-11979-AA/51 Rev B; Title AB, dwg.no. 06194-11979-AB/51 Rev B; Title AC, dwg. no. 06194-11979-AC/51 Rev B; Title B, dwg. no. 06194-11979-B/51 Rev B; Title J2, dwg. no. 06194-11979-J2/51 Rev B; Title TYPE AD, dwg. no. 06194-11979-AD/51 Rev A; Title C, dwg. no. 06194-11979-C/51 Rev B; Title D, dwg. no. 06194-11979-D/51; Title E1, dwg. no. 06194-11979-E1/E5 Rev B; Title E2, dwg. no. 06194-11979-E2/51 Rev B; Title F1, dwg. no. 06194-11979-F1/51 Rev B; Title F2, dwg. no. 06194-11979-F2/51 Rev B; Title GV1, dwg. no. 06194-11979-GV1/51 Rev B; Title GV2, dwg. no. 06194-11979-GV2/51 Rev B; Title G, dwg. no. 06194-11979-G/51 Rev B; Title G, dwg. no. 06194-11979-G/52 Rev B; Title G, dwg. no. 06194-11979-G/53 Rev B; Title J1, dwg. no. 06194-11979-J1/51 Rev B; Title K, dwg. no. 06194-11979-K/51 Rev B; Pitched Roofs Boxed Eaves Detail, dwg. no. 27h Rev A 06194-11979-DETAILS/11, Eaves and Berge Details – House Types;	Discharged, 05/06/2015

	06194-11979-DETAILS/12, Eaves Detail – Apartments.	

h. Balconies and porches	General Arrangements, Detailed Elevations, dwg. nos. ; Manufacturer's details; General Arrangements, Detailed Elevations, Title A1, dwg. no. 06194-11979-A1/51 Rev B; Title A2, dwg. no. 06194-11979-A2/51 Rev C; Title AA, dwg. no. 06194-11979-AA/51 Rev B; Title AB, dwg.no. 06194-11979-AB/51 Rev B; Title AC, dwg. no. 06194-11979-AC/51 Rev B; Title B, dwg. no. 06194-11979-B/51 Rev B; Title J2, dwg. no. 06194-11979-J2/51 Rev B; Title TYPE AD, dwg. no. 06194-11979-AD/51 Rev A; Title C, dwg. no. 06194-11979-C/51 Rev B; Title D, dwg. no. 06194-11979-D/51; Title E1, dwg. no. 06194-11979-E1/E5 Rev B; Title E2, dwg. no. 06194-11979-E2/51 Rev B; Title F1, dwg. no. 06194-11979-F1/51 Rev B; Title F2, dwg. no. 06194-11979-F2/51 Rev B; Title GV1, dwg. no. 06194-11979-GV1/51 Rev B; Title GV2, dwg. no. 06194-11979-GV2/51 Rev B; Title G, dwg. no. 06194-11979-G/51 Rev B; Title G, dwg. no. 06194-11979-G/52 Rev B; Title G, dwg. no. 06194-11979-G/53 Rev B; Title J1, dwg. no. 06194-11979-J1/51 Rev B; Title K, dwg. no. 06194-11979-K/51 Rev B. 06194-11979-DETAIL/13 Rev A, Balcony Detail - J2; 06194-11979-DETAILS/14 Rev A, Balcony Detail – J2; 06194-11979-DETAILS/15 Rev A, Entrance Canopy – K; 06194-11979-DETAILS/16	Discharged, 05/06/2015

	Rev A, Entrance Canopy – E1, E2, G, GV1, F2; 06194-11979-DETAILS/17 Rev A, Entrance Canopy – GV2; 06194-11979-DETAILS/18 Rev A, Entrance Canopy – E2, G, GV1; 06194-11979-DETAILS/19 Rev A, Entrance Canopy – J1; 06194-11979-DETAILS/20 Rev A, Entrance Canopy – Plots 82,83,84,91,92,93; 06194-11979-DETAILS/21 Rev A, Entrance Canopy – Plots 27, 28, 29; 06194-11979-DETAILS/22, Window Canopy and Surround; 06194-11979-DETAILS/23, Door Canopy & Surround – A2; 06194-11979-DETAILS/24, Door Canopy & Surround – B; 06194-11979-DETAILS/25, Door Canopy & Surround – AA, AB, AC, AD, C, D; 06194-11979-DETAILS/27 Rev A, Juliette Balcony – A1, A2, B; 06194-11979-DETAILS/29 Rev A, Balcony Detail – Apartments; 06194-11979-DETAILS/30 Rev A, Balcony Detail – Apartments; 06194-11979-DETAILS/31 Rev A, Pergola Detail – Apartments Proposed Materials Layout, 006086-WIM-S-06 Rev B	

i. Chimneys and stone name plaques	Manufacturer's details for chimneys and plaques; General Arrangements, Detailed Elevations, Title A1, dwg. no. 06194-11979-A1/51 Rev B; Title A2, dwg. no. 06194-11979-A2/51 Rev C; Title AA, dwg. no. 06194-11979-AA/51 Rev B; Title AB, dwg.no. 06194-11979-AB/51 Rev B; Title AC, dwg. no. 06194-11979-AC/51 Rev B; Title B, dwg. no. 06194-11979-B/51 Rev B; Title J2, dwg. no. 06194-11979-J2/51 Rev B; Title TYPE AD, dwg. no. 06194-11979-AD/51 Rev A; Title C, dwg. no. 06194-11979-C/51 Rev B; Title D, dwg. no. 06194-11979-D/51; Title E1, dwg. no. 06194-11979-E1/E5 Rev B; Title E2, dwg. no. 06194-11979-E2/51 Rev B; Title F1, dwg. no. 06194-11979-F1/51 Rev B; Title F2, dwg. no. 06194-11979-F2/51 Rev B; Title GV1, dwg. no. 06194-11979-GV1/51 Rev B; Title GV2, dwg. no. 06194-11979-GV2/51 Rev B; Title G, dwg. no. 06194-11979-G/51 Rev B; Title G, dwg. no. 06194-11979-G/52 Rev B; Title G, dwg. no. 06194-11979-G/53 Rev B; Title J1, dwg. no. 06194-11979-J1/51 Rev B; Title K, dwg. no. 06194-11979-K/51 Rev B. 06194-11979-DETAILS/26, Chimney Details; 06194-11979-DETAILS/28, Date Stones (Date stone to include the name of the development)	Discharged, 29/09/2015, subject to the amendment to the chimney position on plot 106, as by email received 22/09.

j. Detailed design, materials and position of bollards and railings	(Also see conditions 6, 7b) MJA Consulting dwg. no. 5012: 40 Rev B, 41 Rev B; CSA 1833/104 Rev D, 105 Rev C	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.
k. PV tiles	Block elevations, Manufacturer's details	Discharged, 28/001/2015
l. Details of cycle and bin storage	Letter from JSP Sustainability regarding cycle storage; Undated letter from Taylor Wimpey titled 'Details Pursuant Application – Former Travis Perkins Site, Mill Street F/11/70108' received 11 July 2014; Drawing titled 'Apartment Block Proposed Ground Floor Plan', dwg. no. 006086-WIM-S-BLOCK1-P1 Rev B; Email confirmation of use of Sheffield Hoops, titled 'Re. The Sidings', received 13/12/2017	Discharged.
m: Details of steps, ramps and retaining structures.	(Also see conditions 6, 7d, 7j, 40, 43) MJA Consulting dwg. no. 5012:03, 04	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.

(9) Details of contractor's site hut location and storage of building materials	The Phasing and Implementation Plan (Construction) 11979/CPP – Compound 1 and 2 Materials Storage Area; Email from Kate Gardner received 03/03 entitled 'Travis Perkins – breach of planning conditions; Email from Phil Whistler (DR Groundworks) received by Kate 11/03, including attachments	Discharged, 08/06/2015
(10) Details of foul water disposal; development in accordance	MJA Consulting 5012:01, 02; S104/106 applied for with Southern Water	Discharged, subject to approved S106
(11) Details of water infrastructure plans; development in accordance	(Also see conditions 5, 32) MJA Consulting, dwg. no. MH002362 Rev F	Discharged, 23/06/2015
(12) Programme of phasing; Development in accordance	Phasing plan received by email 09/06/2015; Verbal confirmation that lifting of the slab will be delayed until 2016	Discharged, 29/09/2015

(13) Noise and vibration assessment; scheme of works to mitigate impacts	(Also see conditions 14, 28) External-Internal Noise and Vibration Assessment, Sound Advice, SA-1718/Rv.02, 7th February 2012; Vibration Assessment at Foundation Depth, Sound Advice, SA-1719/VT02, 6th February 2015; Acoustic fence G.A. dwg no. 5012:120 Rev A; Email from Brian (Sound Advice) received by Kate Gardner 27/04; Environmental Noise Impact Assessment, Sound Advice, SA-1718/CAN, 20th March 2015	Discharged, 13/11/2017
(14) Details of piling	(Also see condition 13) MJA Consulting, Foundations Requirements Sheet 1 of 2, dwg. no. 5012:120 Rev B; Foundation Requirements Sheet 2 of 2, dwg. no. 5012:121 Rev A; Email from Kate entitled 'Travis Perkins, Eastleigh – Driven Piles', received 12/03, including attachments; Environmental Noise Impact Assessment, Sound Advice, SA-1718/CAN, 20th March 2015	Discharged, 13/11/2017

(15) Security/crime prevention - pre commencement	(Also see condition 7c) Secured by Design application registered (15/SBD/W/064); Confirmation of sign off for Plots 95-99 and 107-113 from Crime Prevention Design Advisor, email received 24/06/2016; Secured by Design, Silver Award Certificate, dated 20 November 2017	Discharged.
(16) Clearance in accordance with Phase 1 Habitat Report methodology; report to LPA by 1st occupation	Site and embankment clearance works concluded.	Discharged, 13/11/2017
(17) Construction equipment must not exceed 46m AOD		Discharged
(18) Obscure glazed windows/high opening, 1st and 2nd floor, side facing, north elevation – plots 85 and 94		In perpetuity
(19) CfSH final certificate and report	Final certificates received for all plots.	Discharged.
(20) No garage conversions		In perpetuity
(21) No selling of unallocated parking spaces		In perpetuity
(22) Hours of construction		Discharged.
(23) Completion of landscape scheme		Discharged.
(24) Restriction of Permitted Development rights		In perpetuity
(25) No burning		Discharged.
(26) Road and footway construction and delivery		To be monitored.

(27) Scheme of works - dust	Letter from Taylor Wimpey dated 27 October 2014 titled 'Details Pursuant Application – Former Travis Perkins Site, Mill Street F/11/70108'; Email from Phil Whistler (DR Groundworks) received by Kate 11/03, including attachments; Verbal confirmation slab removal delayed until 2016	Discharged, 29/09/2015
(28) Details of noise protection for proposed development including ventilation	(Also see condition 13) Sound Advice Acoustic Report SA-1718/Rv.02 External-Internal Noise and Vibration Assessment, Sound Advice, SA-1718/Rv.02, 7th February 2012; Acoustic fence G.A. dwg no. 5012:120 Rev A; Email from Brian (Sound Advice) received by Kate 27/04.	Discharged, subject to submission and issuing of NMA – awaited.
(29) Details and siting of air con/ventilation plant with acoustic attenuation	Undated letter from Taylor Wimpey titled 'Details Pursuant Application – Former Travis Perkins Site, Mill Street F/11/70108' received 11 July 2014	Ongoing

(30) Contamination assessment and remediation strategy	WYG Geo-Environmental Interpretive Report, July 2014; (email series of 9 from Kate received 27/02) Outline Remediation Strategy February 2015, A069641-3; Construction Phase Asbestos Management Plan, March 2015, A069641-5; Letter update from WYG, reference A069641-5 Ltrpt sr-kg March 2015 dated 31 March 2015; Remediation Plan, dwg. no. A069641-2 4 (V2) Rev 1	Discharged

(31) Verification of 30c	Capping System Validation Information – WYG Environment letters for Plots 1-5; 7-9; 10-15; 16-20; 21-25 and 6; 26-34; 35-38; 39-43; 44-47 and 52-54; 56 & 57; 48-51, 55, 82-84; 85, 86; 107-112; 87, 88 &89; 95, 96 & 97; 98-99; 100-106; Remediation Validation Report, January 2019 V2, WYG; Method Statement, PAGeoContracting, dated 3 March 2015; PAGeotechnical, Monarflex CO2 Membrane Technical Data Sheet, dated 1 June 2011; PAGeotechnical, PAG SAGR (Self Adhesive Gas Resistant membrane), Jan 2014; F10 – Notification of Construction Project, Hughes & Salvidge Ltd, dated 20/02/2015; Post Dem. Survey (Part), dwg. no. 11979/POST.	Unable to discharge – Further information to be provided, as set out in email from Kitty Budden to Martin Stevens, sent 15 March 2019.

(32) Details of road construction	(Also see conditions 5, 7c, 11) MJA Consulting dwgs nos. 5012-616 Rev B, 5012-614 Rev B, 5012-6013 Rev B, 5012-612 Rev C, 5012-6017 Rev B, 5012-618 Rev B, 5012-626 Rev C, 5012-623 Rev B, 5012-622 Rev B, 5012-625 Rev B, 5012-625 Rev B, 5012-627 Rev B, 5012-636 Rev A, 5012-635 Rev B, 5012-635 Rev B, 5012-634 Rev B. Traffic Management Consultants Ltd, Road Safety Audit Stage 1/2, dated 26 May 2017; HCC Combined Design Check Report, Job No. R.J505713 (JZ)	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.
(33) Provision of parking		To be monitored
(34) Provision of operatives temporary car park	The Phasing and Implementation Plan (Construction) 11979/CCP, received by email 09/06/2015; Verbal confirmation slab removal delayed until 2016	Discharged, 29/09/2015
(35) Scheme of works - mud	The Phasing and Implementation Plan (Construction) 11979/CCP; Email and attachments from Phil Whistler to Kate received 11 March entitled 'TP Eastleigh Dust/Wheel Washing/Road Cleaning', attached to email from Kate to Fiona entitled 'Travis Perkins/ Taylor Wimpey Site - Info Required Email 3 of 3' received 12/03	Discharged, 05/06/2015

(36) Details of acoustic fencing	(Also see conditions 7b, 7m) Sound Advice Acoustic Report SA-1718/Rv.02; External-Internal Noise and Vibration Assessment, Sound Advice, SA-1718/Rv.02, 7th February 2012; Acoustic fence G.A. dwg no. 5012:120 Rev A; Email from Brian (Sound Advice) received by Kate 27/04	Discharged, 05/06/2015
(37) Detailed construction management plans and communication strategy	Letter from Taylor Wimpey dated 27 October 2014 titled 'Details Pursuant Application – Former Travis Perkins Site, Mill Street F/11/70108' Email from Kate Gardner received 03/03 entitled 'Travis Perkins – breach of planning conditions	Discharged, 05/06/2015
(38) Details of replacement parking; Implementation prior to any works affecting existing parking	(Also see conditions 5, 7c, 7d, 11, 32)	Discharged.
(39) Detailed external works (hard landscape) plans	External Works Proposals, Sheet 1 of 2, CSa/1833/104 Rev F; External Works Proposals, Sheet 2 of 2, CAs/1833/105 Rev F	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.
(40) Detailed elevation of embankment section	(Also see conditions 6, 7d, 7j, 7m, 43) MJA Consulting 5012:25	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.

(41) Samples of external materials	Proposed Materials Layout, 006086-WIM-S-06 Rev B (Amended as per email received 14 August 2015) Main Bricks: Hanson Village Sunglow, Crest Selbourne Red; Atherstone Red; Features: Crest Selbourne Red, Weber Monocouche Render; Roof Tile: Redland Cambrian Slate Tile, Redland Douplain Tuscan Red; Stone Cills – Bath Stone; White uPVC windows	Discharged, 05/06/2015; Amended 29/09/2015
(42) Accordance with Travel Plan measures	Travel Plan co-ordinator – Valerie Ballorin, Transport Seeds	To be monitored
(43) Details of proposed gabion boxes; implementation in accordance	(Also see conditions 6, 7d, 7j, 7m, 40) CSa 1833/101/Rev A	Discharged. Agreement has been reached with HCC and EBC that pedestrian railings are not required directly adjacent to the highway.

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