Applications	F/17/80382, DC/83327, DC/18/84165 and DC/18/84419
Please ask for	April Waterman
Direct dial	023 8068 8841
Email	April.waterman@eastleigh.gov.uk

FAO. Paul Watkinson
By email

24 April 2019

Dear Paul,

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

In pursuance of its powers under the above Acts, the Council, as Local Planning Authority, has considered your applications:

Application Nos: DC/18/83327, DC/18/84165 and DC/18/84419 relating to the discharge or observance of the conditions 3 (CEMP), 4 (SUDS), 5 (Foul Sewage), 6(Details), 8 (AIA and Method Statement), 9 (Lighting strategy), 11 (Cycle storage), 12 (Sustainable building), 13 (Noise mitigation), 14 (Land contamination) and 16 (Bat roost mitigation) of Planning Permission F/17/80382, which permitted

Description: The erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings at

Site: Braxells Farm, Winchester Road, Botley, Southampton SO32 2BX

Please see below the Local Planning Authority's advice concerning whether the requirements of relevant conditions relating to the above permission have been discharged in full or in part, and the requirements relating to future and on-going compliance with other conditions attached to the planning permission.

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: Braxell Farm, Winchester Road, Boorley Green'.	Discharged under application DC/18/83327.
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-	Submitted under application ref. DC/18/84165: Awaiting HCC comment on

	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' WSP letter referenced 70051674 dated 08 March 2019, including Environment Agency Permit No. EPR/HB3992NM	submitted additional information March 2019.
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; Confirmation of Environmental Permit (Ref: EPR/HB3992NM/A00) from the Environment Agency	Discharged.
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 under application DC/18/83327.
b (Means of enclosure)	Dwg. no. BC-S-210 A; 'LAND ADJ BRAXELLS COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2BX'	Discharged under application DC/18/83327.
c (Cross sections)	'Proposed Site Sections', dwg. no. 1774 03 Rev A; 'Civils & Drainage Layout', dwg. no. C300 P5	Discharged under application DC/18/83327.
d (Access	'Surfaces, Kerbs & Temporary Drainage',	Discharged

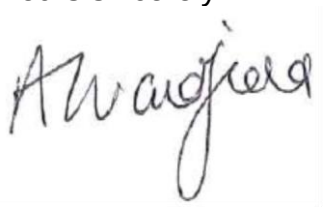
construction)	dwg. no. C305 Rev P3; 'Civils Construction Details', dwg. no. C320 Rev P2	under application DC/18/83327, subject to securing the appropriate approval from Hampshire County Council.
e (Road management and maintenance)	'Conditions Application F/17/80382', dated 1 June 18, Mapledean Special Projects Ltd. RMG Grounds Specification (programme of annual works to communal areas) received 07 March 2019 RMG Property Management Agreement received 07 March 2019 Management Plan referenced 6/9/18 rev B received 07 March 2019	Discharged.
f (Landscape scheme)	'External Works Proposal', dwg. no. BC-S-210 A; Planting – dwg. no. 9949; Land Products Specification and Maintenance Specification	Discharged under application DC/18/83327.
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; Site meeting with Tree Officer held 29th November 2018.	Partially discharged.
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 under application DC/18/83327.
10 (Protection of reptiles)		Ongoing during construction phase.
11 (Cycle storage)	External Works Proposal, dwg. no. BC-S-210 A	Discharged under application DC/18/83327.
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;	Submission documents noted; additional information to be provided prior to occupation to discharge the

	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	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 under application DC/18/83327.
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; Remedial Strategy & Verification Plan, Geo-Environmental, ref. GE17024-RSVPv1JK180205	Discharged under application DC/18/83327, 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 Layout', dwg. no. PC01 Rev A	Discharged under application DC/18/83327.
17 (Completion of parking area and retention)		Ongoing.

Please note, full discharge of and compliance with the above conditions will be subject to the construction of the development, the carrying out of actions and operations, and the observance of relevant restrictions, before, during and following the construction phase as appropriate, and for the duration of the occupation of the land for the use permitted, all in strict accordance with the approved details.

Should you have any questions, please do not hesitate to contact the Local Planning Authority.

Yours sincerely



Andy Grandfield
Lead Specialist for Housing and Development