Development Management
My ref F/11/70044
Please ask for Kitty Budden
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FAO. Shaun Harkin
Bellway Homes Ltd
Wessex
Bellway House, Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU

02 October 2019

Dear Shaun

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures.
Prysmian Cables (Former Pirelli Factory Site), Leigh Road, Eastleigh, SO50 9YE

I write to confirm the status of the conditions imposed as part of the planning permission on the above site.

The following conditions are discharged:

Condition 1 (Build in accordance with approved plans): Discharged, subject to the conclusion of the highway adoption process.
Condition 2 (Commencement within 3 years);
Condition 3 (Phasing of implementation);
Condition 4a (Details of street/external lighting);
Condition 4b (Details of rainwater goods);
Condition 4c (Details of meter boxes);
Condition 4d (Details of fascias and soffits);
Condition 4e (Details of balconies);
Condition 4f (Details of chimneys);
Condition 4g (Details of levels on and adjoining site);
Condition 4h (Details of boundary wall decoration);
Condition 4i (Details of ground floor levels);
Condition 4j (Details of provision of street trees);
Condition 4k (Details of biodiversity proposals) – discharged, subject to phased segmented cutting of the receptor area over a 3 years period, outside of the period of slow worm activity;

Condition 4l (Details of window design);
Condition 4m (Details of green roofs);
Condition 4n (Details of sewers/surface water drainage);
Condition 4o (Details of refuse storage);
Condition 5 (Construction Management Plan);
Condition 6 (ESD SPD interim certificate);
Condition 8 (Bat sensitive lighting (Dew Lane));
Condition 9 (Construction methodology for Dew Lane foot/cycleway);
Condition 10 (Details and samples of facing/roofing materials);
Condition 11 (Foul/surface water disposal);
Condition 12 (Road/footway construction details (HCC));
Condition 13 (Crime prevention measures);
Condition 14 (Landscape scheme/10 year maintenance);
Condition 15 (Tree protection fencing);
Condition 16 (Paving/construction in root zones);
Condition 17 (Direct access from adjoining roads);
Condition 18 (Comprehensive road layout for future development);
Condition 19 (Details of internal car park design for central block of flats);
Condition 20 (Access control and management of underground car parking);
Condition 21 (Noise scheme related to protection for C3/D1 building);
Condition 22 (Groundwater contamination strategy);
Condition 24 (Piling – groundwater protection);
Condition 25 (Archaeological works);
Condition 26 (Water infrastructure plans (Southern Water));
Condition 27 (Plant and equipment details (existing office building));
Condition 28 (Air quality assessment);
Condition 29 (Communal communications technology);
Condition 30 (Disabled access);
Condition 31 (Contaminated land desk study);
Condition 33 (Unexpected contamination action);
Condition 34 (Stop up existing access and reinstate footways and verges) – discharged, subject to the conclusion of the highway adoption process;
Condition 37 (No storage or vehicles under trees to be retained);
Condition 38 (No burning within 3 metres of trees);
Condition 39 (No trenches/drains under crown spread of trees);
Condition 40 (Completion of landscape scheme 12 months from completion of last shell in each phase) – discharged subject to completion of the highway adoption process;
Condition 42 (Construction/demolition hours);
Condition 44 (Details of screen walls);
Condition 45 (No burning from any source);
Condition 46 (No external plant on C3/D1 building without consent and sound mitigation as required);
Condition 47 (Removal of existing buildings before development commences);
Condition 48 (Allocated and unallocated parking areas as approved plan) – discharged, as set out in the LPA's letter dated 14 October 2014;
Condition 50 (Accordance with reptile strategy) – discharged, subject to phased segmented cutting of the receptor area over a 3 years period, outside of the period of slow worm activity;
Condition 51 (Cycle store and bin store provision);
Condition 52 (Compliance with tree protection strategy);
Condition 53 (Supervised vegetation clearance during bird nesting season);
Condition 54 (Travel plan compliance).

The following conditions remain to be discharged:

Condition 7 (ESD SPD final stage certificate);
Condition 23 (Groundwater contamination verification);
Condition 32 (Remediation scheme verification).

The following conditions are ongoing for the duration of the development:

Condition 35 (No garage conversions);
Condition 36 (Public open space to be retained);
Condition 41 (No sound amplification equipment audible outside C3/D1 building);
Condition 43 (Permitted use of C3/D1 building);
Condition 49 (No D1 use outside time stated);

Should you have any queries, please do not hesitate to contact Kitty Budden on the above number.

Yours sincerely,



Andy Grandfield
Lead Specialist for Housing and Development