

MISS ROSIE HAWES  
BARGATE HOMES LTD  
THE NEW BARN  
VICARAGE FARM BUSINESS PARK  
WINCHESTER ROAD  
FAIR OAK  
EASTLEIGH  
SO50 7HD

Application DC/21/91944  
Please ask for Dawn Errington  
Direct dial 023 8068 8260  
Working hours Mon-Thu 9-5  
Email dawn.errington@eastleigh.gov.uk

By Email only

29 March 2022

### INTERIM CONDITION DISCHARGE LETTER PENDING FURTHER INFORMATION

Dear Sir/Madam

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

In pursuance of their powers under the above Act and in accordance with your application received and made valid on 17 November 2021 and subsequently updated, the Council, as Local Planning Authority hereby confirm the status of the following condition details discharge in respect of:

**Application No:** DC/21/91944  
**Description:** Discharge of conditions 1-20, 22, 25-27 and 29-48 of outline planning permission O/15/76023 for Stage 2 Phases 3A(1), 3A(2) and 5A (322 dwellings) only.  
**Site:** North Stoneham Park, Chestnut Avenue / Stoneham Lane, EASTLEIGH, SO50 9HT

| Condition                                | Details                                                                                                                                                     | Status                                                                                   |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1-4, 6                                   |                                                                                                                                                             | No discharge required, conditions to be complied with                                    |
| 5)Details in accordance with Design Code | Details approved under X/21/89541 for 5a-f,h,j,l,m;<br>Levels details 5g and i Plots 304-305 and 444-514; plans as listed in covering letter dated 17.11.21 | Partial discharge of 5g and i for Plots 304-305 and 444-514 ;<br>5a-f,h,j,l,m discharged |
| 7) Materials                             | Stoneham Materials Plan 09022022; Materials as per covering letter dated 17.11.21 and photographs                                                           | Details discharged                                                                       |

|                                                         |                                                                                                                                                                                                                                                                             |                    |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 8) Foul and Surface Water drainage                      | Plans as listed in covering letter dated 17.11.21; Russ Prior Statement 12112021. Further exceedance flow information provided 17.2.22 and 24.2.22<br>SWS no comments 14.12.21<br>HCC LLFA no objection 7.2.22                                                              | Details Discharged |
| 9) SuDS surface water drainage scheme                   | Plans as listed in covering letter dated 17.11.21; Russ Prior Statement 12112021. Further exceedance flow information provided 17.2.22 and 24.2.22<br>SWS no comments 14.12.21<br>HCC LLFA no objection 7.2.22                                                              | Details Discharged |
| 10) Landscape and Ecology Management Strategy           | As approved under X/21/89541: Deacon Design ref DD145.R04Rev A                                                                                                                                                                                                              | Details Discharged |
| 11) Green Infrastructure Strategy                       | Deacon Design plan DD145L73A Phase 2 (3A and 5A) GI strategy plan                                                                                                                                                                                                           | Details Discharged |
| 12) Badger Survey                                       | Email dated 19.10.21 from David West confirming no badgers present                                                                                                                                                                                                          | Discharged         |
| 13) Bat Mitigation, Enhancement and Monitoring Strategy | Bat Mitigation, Enhancement and Monitoring Strategy statement Tetra Tech Revision 1 dated October 2021                                                                                                                                                                      | Details Discharged |
| 14) Dormouse Mitigation Strategy                        | Dormouse Mitigation Strategy North Stoneham Park Phase 1-4 Tetra Tech Revision 1 dated October 2021. Email from Tetrattech 20.12.21 confirming no changes to site ecology or mitigation                                                                                     | Discharged         |
| 15) Otter Protection and Enhancement Strategy           | Otter Protection and Enhancement Strategy North Stoneham Park Phases 1-4 Tetra Tech Revision 20/12/2021                                                                                                                                                                     | Discharged         |
| 16) Wintering Bird Survey                               | Email from David West dated 19.10.21 confirming not relevant to these phases                                                                                                                                                                                                | Discharged         |
| 17) Reptile Translocation                               | Reptile Translocation, Mitigation, Management and Monitoring Scheme North Stoneham Park Phase 1-4 Revision 1. Email from Tetrattech 20.12.21 confirming no changes to site ecology or mitigation. Translocation completed.                                                  | Discharged         |
| 18) Archaeology                                         | AREA 5A, LAND AT CHESTNUT AVENUE, NORTH STONEHAM PARK, EASTLEIGH, HAMPSHIRE<br>POST-EXCAVATION ASSESSMENT REPORT SITE CODE: HCAS20<br>PCA REPORT NO: R14564 (REV JAN 2022)<br>Email correspondence with County Archaeologist confirming condition can be discharged 13.1.22 | Discharged         |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                  |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 19) Arboricultural Impact Assessment and Method Statement | AIA and Method Statement approved under DC/19/84851; Tree Protection Plan updated ref CBA10259ph3A5A.03A TPP Final 14.10.21 and CBA10259Ph3A5A.03A TPP Final 14.10.21; Phased Tree Protection Plan 011221;                                                                                                                                                                                                                                                                | Details Discharged 2.12.21                                                       |
| 20) Site Investigation                                    | Documents and information submitted as per covering letter dated 17.11.21. Pollution Team confirmed discharge 20.12.21                                                                                                                                                                                                                                                                                                                                                    | Details Discharged                                                               |
| 22) Crime Prevention Measures                             | Supporting Statement: Condition 22 – Crime Prevention Measures dated 18.21.22                                                                                                                                                                                                                                                                                                                                                                                             | Details Discharged                                                               |
| 23) CEMP                                                  | Stoneham CEMP Rev 2 dated 20.1.22 and amended 24.1.22                                                                                                                                                                                                                                                                                                                                                                                                                     | Details Discharged                                                               |
| 25) BREEAM Certificate                                    | Discharged under DC/20/87742; BREEAM Communities certificate: BREEAM-0079-2283                                                                                                                                                                                                                                                                                                                                                                                            | Discharged                                                                       |
| 26) Noise Mitigation Scheme                               | <ul style="list-style-type: none"> <li>• 24 Acoustics Noise Impact Assessment 3.2.22</li> <li>• Ramboll Detailed Noise Impact Assessment and mitigation measures Stages 2-3-4</li> <li>• Ian Sharland Ltd letters dated 26.6.19 and 22.6.20</li> <li>• SAP details</li> <li>• Vectaire Ventilations Systems/MVHR and Midi AT acoustic data details</li> <li>• Zehnder ComfoAir 155WM details dated 1.6.20</li> <li>• 24 Acoustics Technical Memorandum 17.2.22</li> </ul> | Partially Discharged. Verification to be discharged on completion of development |
| 27) External Plant acoustic attenuation                   | Not applicable to this phase                                                                                                                                                                                                                                                                                                                                                                                                                                              | No Discharge required                                                            |
| 29) Tree Protection Fencing                               | As condition 19 : AIA and Method Statement approved under DC/19/84851; Tree Protection Plan updated ref CBA10259ph3A5A.03A TPP Final 14.10.21 and CBA10259Ph3A5A.03A TPP Final 14.10.21; Phased Tree Protection Plan 011221;                                                                                                                                                                                                                                              | Details Discharged 2.12.21                                                       |
| 30) Invasive Species Method Statement                     | Discharged under DC/18/82502 PBA Solutions Japanese Knotweed Survey and Management Plan 9.5.17                                                                                                                                                                                                                                                                                                                                                                            | Discharged                                                                       |
| 31) Paving and construction within root zones             | No areas of no dig within these phases. Details within condition 19 information                                                                                                                                                                                                                                                                                                                                                                                           | Details Discharged                                                               |
| 32) Technology and Communication Strategy                 | Discharged under DC/19/84851: Openreach letter Nov 16 whole site details                                                                                                                                                                                                                                                                                                                                                                                                  | Details Discharged                                                               |
| 33) Disabled access provisions                            | Approved under X/21/89541 design details                                                                                                                                                                                                                                                                                                                                                                                                                                  | Details Discharged                                                               |

|                                                  |                                                                                                                                                                                                                                                      |                                     |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 34/35) Road and footway details                  | Drawings as per covering letter dated 17.11.21; Phase 5A build programme as per Stoneham Phasing Plan 1211201; S28 details for phases 3A(1) and 3A(2) to be submitted for full discharge.                                                            | Partial discharge for Phase 5A only |
| 36) Sound amplification details                  | Not applicable to this phase                                                                                                                                                                                                                         | No discharge required               |
| 37) No burning on site                           | Ongoing matter                                                                                                                                                                                                                                       | Compliance only                     |
| 38) trenches for services and drains             |                                                                                                                                                                                                                                                      | Compliance only                     |
| 39) Construction Hours                           |                                                                                                                                                                                                                                                      | Compliance only                     |
| 40) community building and school hours          | Not applicable to this phase                                                                                                                                                                                                                         | No discharge required               |
| 41) commercial units                             | Not applicable to this phase                                                                                                                                                                                                                         | No discharge required               |
| 42) B1 use controls                              | Not applicable to this phase                                                                                                                                                                                                                         | No discharge required               |
| 43) Water Vole survey                            | Not applicable to this phase – email from David West 19.10.21                                                                                                                                                                                        | No Discharge required               |
| 44) Environmental Management Plan (water bodies) | No water bodies present in this phase; CEMP                                                                                                                                                                                                          | No Discharge required               |
| 45) buffer zones                                 | Not applicable to this phase                                                                                                                                                                                                                         | No discharge required               |
| 46) Air Pollution Impacts                        | North Stoneham Park AQ Scoping 1.3.22; 784-B033780 Air Quality Assessment plan 4.3.22                                                                                                                                                                | Discharged                          |
| 47) Mineral recovery                             | Email 13/12/21 confirming works to be carried out in accordance with Stage 1 report approved under DC/17/80834 further information submitted 11/1/22: Condition 47 Minerals Extraction June 2017 (WYG); letter from HCC confirming discharge 27.2.17 | Details Discharged                  |
| 48) Stoneham Lane Roundabout                     | Details previously approved                                                                                                                                                                                                                          | No discharge required               |

As per the application, details for conditions are discharged. However, you are reminded of the need for strict compliance with the approved details to ensure full discharge of conditions. The Council can undertake compliance checks on request (fee payable).

Yours faithfully



Andy Grandfield  
Executive Head for Planning and Economy

