

Application	DC/22/94428
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MRS JANE CARRINGTON
FOREMAN HOMES LIMITED
UNIT 1 STATION INDUSTRIAL PARK
DUNCAN ROAD
PARK GATE
SOUTHAMPTON
SO31 1BX

Friday 3rd March 2023

Dear Mrs Carrington,

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 on 22 December 2022 and made valid on 04 January 2023, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/22/94428
Description: Discharge of conditions 4 (piling), 5 (road/footway construction), 10 (drainage plan), 15 (SuDS) and 16 (landscaping scheme) of planning permission X/22/93381
Site: Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
4	No development shall start until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Plan: FHL013-AAL-00-XX-DR-C-0514-PO1 (confirms no pilling through absence of piling within construction details)	<u>Details approved</u> <u>03/03/2023</u> The development shall accord with the approved details.

5	Details of the construction proposed for the roads and footways within the development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development commences. Plans: FHL013-AAL-00-XX-DR-C-0500-P02, FHL013-AAL-00-XX-DR-C-0501-P02, FHL013-AAL-00-XX-DR-C-0502-P02, FHL013-AAL-00-XX-DR-C-0503-P02, FHL013-AAL-00-XX-DR-C-0510-P01, FHL013-AAL-00-XX-DR-C-0511-P01, FHL013-AAL-00-XX-DR-C-0513-P01, FHL013-AAL-00-XX-DR-C-0514-P01, FHL013-AAL-00-XX-DR-C-0520-P01, FHL013-AAL-00-XX-DR-C-0521-P01, FHL013-AAL-00-XX-DR-C-0522-P03, FHL013-AAL-00-XX-DR-C-0525-P02, FHL013-AAL-00-XX-DR-C-0526-P02, 0608-DFL-1300-001 Rev B Potentially subject to further alterations from Lead Local Flood Authority: FHL013-AAL-00-XX-DR-C-0527-P03, FHL013-AAL-00-XX-DR-C-0528-P03	<u>Partial Discharge</u> <u>03/03/2023</u> Full discharge subject to: • Final approval of culvert design • Submission and approval of S38 application to Hampshire Highways. The development must accord with these approved details.
10	No development shall take place until a construction drainage plan has been submitted to and approved in writing by the Local Planning Authority. Details shall include 1. Measures to ensure that the storage of machinery, fuels and chemicals avoid and contain the risk of spillage through the use of barriers and non-permeable areas as well as safe handling procedures 2. Diagrammatic and written specifications of a temporary drainage which includes no less than three forms of filtration. 3. A timetable for the implementation of the construction drainage plan Plans: FHL013 Rev C and FHL013-AAL-00-XX-DR-C-0504-P01	<u>Details approved</u> <u>03/03/2023</u> The approved scheme shall be implemented prior to the commencement of development including site clearance, preparation and the bringing of equipment onto site.

15	Prior to the commencement of development, Information shall be submitted to and agreed by the Local Planning Authority demonstrating: 1. That the correct level of water treatment exists in the system in accordance with the Ciria SUDS Manual C753 and; 2. Evidence that a suitable number of infiltration tests have been completed to determine if infiltration is achievable. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015 and; 3. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction. Plans: FHL013 February 2023 Rev A	<u>Partial Discharge</u> <u>03/03/2023</u> Full discharge subject to: • Submission of details to satisfy 15(3)
16	No development shall start until an amended landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. Plans: DD130L05 Rev E	<u>Details approved</u> <u>03/03/2023</u> The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy