

Our ref: 2169/PA/9623/DL



08th February 2023

Rebecca Altman,
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Dear Rebecca,

Further to the conditional approval F/21/91726 please find detailed below and attached the requested information to discharge the conditions.

Your Ref: F/21/91726

Ref: information for the discharge of conditions (Hill Haven, Winchester Road, Fair Oak, Eastleigh, SO50 7HB)

Condition 3.

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by construction;
 - e) a scheme for controlling noise and vibration from construction activities (to include piling);
 - f) measures to prevent mud and dust on the highway during construction;
 - g) the erection and maintenance of security hoarding;
 - h) measures to prevent harm to wildlife.
- The construction work shall thereafter be carried out in accordance with the approved CEMP.

Please refer to attached Construction Management plan.

Condition 5.

No development shall start on site until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the impact of noise from road traffic has been considered and shall include a scheme of mitigation measures for protecting the development from noise and vibration. The development must thereafter be carried out in full accordance with the approved details.

[Please see attached Noise Assessment](#)

Condition 6.

No development shall start until details for the sustainable disposal of surface water have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/ maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details

[Please refer to attached drainage plan.](#)

[Surface water will be discharged to the Southern Water surface water sewer as agreed with the adjacent plots due to insufficient space on site for a traditional soakaway system.](#)

[Foul drainage connects on to the on site sewer in the adjacent plot \(Plot 2 Timberley\) both of the above systems employ 100mm UPVC pipes and inspection chambers from initial to final connection.](#)

Condition 7.

No development above foundation/slab level shall take place until full details of the materials to be used in the construction of the external surfaces of the development hereby permitted, including window and door frames, fascias, soffits and rainwater goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

[Details to follow under separate cover](#)

Condition 8.

No development above foundation/slab level shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including plant/tree species), and shall provide details of timings for all landscaping and future maintenance. b) The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), and shall thereafter be retained; c) If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local

Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

[Details to follow under separate cover.](#)

Condition 9.

No development above foundation/slab level shall take place until boundary treatment and levels details have been submitted to and approved in writing by the Local Planning Authority. This shall include the alignment, height and materials of all walls, fences and means of enclosure, and cross section plans to show the proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.

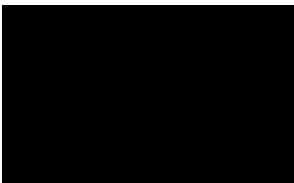
[Details to follow under separate cover](#)

Condition 10.

No development above foundation/slab level shall start until a biodiversity mitigation and enhancement plan, which provides detail of the planting, management and monitoring of the biodiversity uplift to the site, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

[Details to follow under separate cover.](#)

We trust the above and attached are in order, however if you require any further information please let us know and we will provide without delay.



Solent Design Ltd.