

MRS JANE CARRINGTON
FOREMAN HOMES LIMITED
UNIT 1 STATION INDUSTRIAL PARK
DUNCAN ROAD
PARK GATE
SOUTHAMPTON
SO31 1BX

Application DC/22/93430
Please ask for Summer Sharpe
Direct dial 023 8068 8841
Working hours
Email summer.sharpe@eastleigh.gov.uk

Thursday 30 November 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 13 July 2022 and made valid on 14 July 2022, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/22/93430

Description: Application for discharge of condition numbers 3, 4, 7, 8, 9, 11, 12, 16, 18 & 29 of planning permission F/19/84937 (Demolition of an existing residential dwelling and associated farm buildings and construction of a residential development of 73 dwellings, associated landscaping, and amenity areas with access from Maddoxford Lane. (Amended Description)).

Site: Land South of Maddoxford Lane, Boorley Green, Botley, Land South of Maddoxford Lane, Southampton, SO32 2DB

Condition	Details	Compliance and Date
Condition 3 (CEMP)	- Construction Environment Management Plan (March 2023) - Appendix 1 – Site Set Up Plan (March 2023) - Appendix 2 – Provision Construction Programme (March 2023)	Approved.

Condition 4 (topographical changes & road details)	• Proposed Road Long Sections Sheet 01 (5015142 RDG XX ST DR C 1130 C04) • Proposed Road Long Sections Sheet 02 (5015142 RDG XX ST DR C 1131 C05) • Proposed Road Long Sections Sheet 03 (5015142 RDG XX ST DR C 1132 C02) • Proposed External Works Layout Sheet 01 (5015142 RDG XX ST DR C 1100 C05) • Proposed External Works Layout Sheet 02 (5015142 RDG XX ST DR C 1101 C04) • Proposed External Works Layout Sheet 04 (5015142 RDG XX ST DR C 1115) • Proposed Surfacing Layout Sheet 01 (5015142 RDG XX ST DR C 3000 C05) • Proposed Surfacing Layout Sheet 02 (50152142 RDG XX ST DR C 3001 C03) • Proposed Surfacing Layout Sheet 04 (5015142 RDG XX ST DR C 3003) • Proposed Levels Layout Sheet 01 (5015142 RDG XX ST DR C 1109 C04) • Proposed Levels Layout Sheet 02 (5015142 RDG XX ST DR C 1110 C04) • Proposed Levels Layout Sheet 03 (5015142 RDG XX ST DR C 1111 C04) • Proposed Levels Layout Sheet 04 (5015142 RDG XX ST DR C 1112 P02) • Proposed Phase 1-3 Sub Station Link Road External Works Construction Details (5015142 RDG XX ST DR C 1150 C01) • External Works Construction Details (5015142 RDG XX ST DR C 1160 C02) • Gravel Track Detail (5015142 RDG XX XX DT C 1161)	Approved.
Condition 7 (protection of public water apparatus)	• Protection of Public Sewer (received 13 July 2022)	Approved.
Condition 8 (foul sewerage)	• Horizontal GRP Station Elevation (Standard 030) • Horizontal GRP Station Foul Water Plan (Standard 031) • Foul Drainage Manhole Schedule (5015142 RDG XX ST DR C 0563 C02) • Proposed Rising Main Long Section (5015142 RDG XX ST DR C 0557 C01)	Approved.

Condition 9 (pumping station details)	• Site Setup Plan MP2-SSP-001 Rev B • Proposed Phase 1-3 Sub Station Link Road External Works Construction Details (5015142 RDG XX ST DR C 1150 C01) • Proposed Foul Water Pump Sections 5015142-RDG-XX-ST-DR-C-0558-P01 • Email dated 30 October 2023 containing plan & photo of kiosk • Email dated 31 October 2023 containing kiosk measurements (1250(h) x 1250(w) x 400(d))	Approved.
Condition 11 (access links)	• Arboricultural Impact Assessment & BS5837 Tree Survey at Land south of Maddoxford Lane, Boorley Green (J1127 06 P2 73 Rev A (dated June 2021)) • Proposed Root Protection Zone Sections (5015142 RDG XX ST DR C 1170 P02)	Not Approved. (* See below for further information)
Condition 12 (contaminated land)	• Ground Condition Assessment Maddoxford Lane – Phase 2 – GCA – Preliminary Issue (5015142-RDG-XX-ST-DOC-C-01-GCA01) (January 2022) • Property & Construction Consultants Maddoxford Phase 2 – Further Ground Investigate Report (5015142/RM/815) (dated 28 February 2023) • Email confirming that there will be no importation of any soils to site (dated 30 October 2023)	12a Approved. 12b Approved - on the basis that no soils will be imported. (* See below explanation)
Condition 16 (landscape management)	• Landscape Management Plan & Maintenance Schedules – Land South of Maddoxford Lane Phase 2 (dated 30 June 2022) (ref: DD259.R01) (received 24 May 2023)	Approved.

Condition 18 (sustainable surface water drainage)	• Drainage Construction Details Sheet 01 (5015142 RDG XX ST DR C 0550 C02) • Drainage Construction Details Sheet 02 (5015142 RDG XX ST DR C 0551 C03) • Drainage Construction Details Sheet 03 (5015142 RDG XX ST DR C 0552 C04) • Proposed Maddoxford Drainage Layout Sheet 4 of 4 (5015142 RDG XX ST DR C 0504) • Proposed Attenuation Pond Plan & Sections Sheet 01 (5015142 RDG XX ST DR C 0555 C04) • Proposed Attenuation Pond Plan & Sections Sheet 02 (5015142 RDG XX ST DR C 0556 C04) • Proposed Drainage Layout Sheet 01 (5015142 RDG XX ST DR C 0500 C07) • Proposed Drainage Layout Sheet 02 (5015142 RDG XX ST DR C 0501 C08) • Proposed Drainage Layout Sheet 03 (5015142 RDG XX ST DR C 0502 C09) • Proposed Attenuation Pond Plan & Sections Sheet 01 (5015142 RDG XX ST DR C 0555 C05) • Proposed Attenuation Pond Plan & Sections Sheet 02 (5015142 RDG XX ST DR C 0556 C05) • Landscape SUDS Interface Strategy Plan DD259L05 Rev A • SURFACE WATER DRAINAGE – Implementation (received 30 October 2023) • Email chain dated 6 November 2023	Approved.
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Condition 29 (lighting)	• Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Roads 1 & 2 Sheet 1 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Road 3 Sheet 2 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Roads 4 & 5 Sheet 3 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Road 6 Sheet 4 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Roads 4-5 Sheet 1 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Road 6 Sheet 2 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Road 7a Sheet 3 of 4 • Vivid Solar Street Lighting Ltd Maddoxford Lane – Borley Estate Roads – Road 7b Sheet 4 of 4 • Residential Street Lighting: LED Solar Powered Street Lighting (TLA/VIV/BOO) (dated 20 May 2022) • External Lighting (received 13 July 2022) • Email (dated 4 January 2023) advising 'light output can be checked using a lux meter and adjusted accordingly – using a remote system – to ensure that the ecological sensitive areas are less than 1 lux.	Approved.
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*Note to Applicant, Condition 11 (access links):

The Council's Arboriculturalist requested additional information, with specific regard to the two bridging points. Highways have advised that this condition (along with conditions 4 and 29) *relate to the construction and layout of internal roads and footways, and the associated street lighting provision. Where this infrastructure is to be adopted by HCC as Local Highways Authority, such elements should be formally submitted, checked and approved as part of the S38 process.*

*Note to Applicant, Condition 12 (contaminated land):

The Council's Contaminated Land Officer originally requested further information with regard to Condition 12(b) in relation to the importation of soils. The Agent advised (in email dated 30 October 2023) that there would be no importation of soils to the site. On this basis, this condition can be approved. However, *it is important to clarify that in the event of unexpected contamination to be encountered during the watching brief (as mentioned in the discovery strategy within Ridge Letter Report. Maddoxford Phase 2 - further Ground Investigation Report, dated 28/02/2023 reference: 5015142/RM/815), then these findings should be reported to the LPA and an appropriate remedial scheme to mitigate the risks would need to be submitted to and approved by the LPA.*

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nick Parker
Planning Manager