

MISS LAUREN THOMAS
THE CASTLE WINCHESTER
HAMPSHIRE
SO21 8UJ

Application	DC/25/98747
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon-Fri 9-5
Email	gary.osmond@eastleigh.gov.uk

Tuesday 25th March 2025

Dear Miss Thomas,

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 15 January 2025 and made valid on 15 January 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No:	DC/25/98747
Description:	Discharge of Conditions 4 (heritage), 5 (landscaping/LEMP), 7 (arboriculture), 9 (construction), 11 (noise and vibration), 12 (dust), 16 (site investigations), 27 (detailed landscaping) for the Noise Bund Phase of outline application O/18/83698 for the erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout). This application is subject to an Environmental Impact Assessment and is a departure from the development plan, affects the setting of a Listed Building and affects a Right of Way.'
Site:	UPLANDS FARM, WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA

All the below conditions have been assessed only in relation to the Noise Bunds phase of the outline approval.

Condition	Details	Compliance and Date
4. Heritage	No objection has been received in relation to the development's impact upon the listed buildings within Uplands Farm.	APPROVED 20/03/2025
5. Landscaping & Ecological Management Plan	The submitted 'Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report' dated December 2024 and appendices 1 – 10 are acceptable.	APPROVED 20/03/2025
7. Arboriculture	The supplied arboricultural documentation is satisfactory – there are no trees of significance within the redline boundary of this noise bund phase. Therefore, we recommend that the development can proceed, subject to compliance to the Condition - in particular submission of evidence that tree protection measures are in place, as per the supplied arboricultural report. - 'Tree survey, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement in accordance with BS5837:2012: Rev:10', by MJC Tree Services, Job no. MJC-22-0165, dated December 2024 and appendices 1 – 9.	APPROVED 20/03/2025
9. CEMP	The submitted 'Botley Bypass Phase 3 Construction Environmental Management Plan' by Milestone Infrastructure, Ref: 'MIL_FOR_ENV_004 Botley Bypass CEMP – Main Works', appendices A – M, and other listed supporting documents is considered to be acceptable.	APPROVED 20/03/2025
11. Noise & Vibration	As per section 10.4 of the 'Botley Bypass Phase 3 Construction Environmental Management Plan' by Milestone Infrastructure, Ref: 'MIL_FOR_ENV_004 Botley Bypass CEMP – Main Works'.	APPROVED 25/03/2025
12. Dust	The CEMP Main Works Appendix C: Dust Management Plan (Milestone Infrastructure, December 2024) is acceptable.	APPROVED 20/03/2025
16. Site Investigations	The Site Investigation Report previously submitted (SRL, October 2022. Land Quality Assessment Botley Bypass Phase 3. Reference	APPROVED 20/03/2025

	416.063962.00002) covering the entire site, indicated the risks of contaminated land were low to negligible. In addition, as part of the documents submitted on the HCC website for the planning reference CS/17/81226, a Contaminated Land Discovery Report (SRL Consulting Ltd, 20/12/2024. Reference 416.063962.00003 revision 02), detailing responsibilities and procedures, including watching brief for unexpected contamination, encountering ACMs, stockpile and dust management, and validation processes for managing contaminated soils, if identified. Provided work are undertaken in accordance with these documents, the condition can be approved.	
27. Landscaping detail	The submitted 'Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report (Hampshire County Council, December 2024), together with the drawings listed below are acceptable. • Detailed Landscape Plan Proposed 1 (P09623-HCC-BF-00-DR-T-0073) • Detailed Landscape Plan Proposed 2 (P09623-HCC-BF-00-DR-T-0074) • Detailed Landscape Plan Proposed 3 (P09623-HCC-BF-00-DR-T-0075)	APPROVED 20/03/2025

Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully,



Nicholas Parker
Planning Manager