

Cond. No.	<u>Condition Detail:</u>	
6	Surface Water Drainage Scheme re Sustainable Drainage	See Drawing No. 1456/D1.1A attached hereto on which the surface water drainage arrangements are shown. Most of the parking bays in the car park will be surfaced with permeable block paving draining into an appropriate sub-base. See Drainage Consultants comments 1456/C/R1.1/RTFC dated 22-Oct-14
7	Program for the Suppression of Dust during development	Please see Enclosed Report.
8	Details of drainage and all other underground services to show no risk of damage or danger to trees	Drawing No. No. 1456/D1.1A shows the underground drainage. The service authorities are laying all new services beneath the pavement in Brockhampton lane with service intakes to the building run beneath the concrete goods loading yard. Within the site there should be no underground services other than the drainage and electric service to the car park lighting.
9	Existing ground and finished levels for the floor and external areas	Drawing No. 1456/D1.1A shows the floor level of the building and external levels. It is confirmed that finished floor levels are proposed at 7.26 above Ordnance Datum.
10	Approval of design details and programme for completion of the access	The vehicular and pedestrian accesses positions are all shown Drawing No. 1209-PL25D and will be constructed as shown on Drawings Nos. 2013/1740/602/P9; 2013/1740/603/P9/ 2013/1740/608/P4 & 609/P4. The access from Selbourne Road already exists and the other accesses will be formed and completed as the development progresses and will all be fully complete and operational before the premises open for trade.
11	Specification of measure to be taken to prevent damage to trees identified for retention on the north boundary	1800mm high heras fencing extending beyond the tree canopy will be installed to protect the trees on the northern boundary.
12	Submission of sample/details of materials for external facing and roof	Delivered to your office will be samples of the Bricks, rainscreen cladding, roof and cladding materials. The specification of details are included on Drawing no. 1209-PL14S and will match the existing retail scheme (phase I)
13	Specification of materials for hard landscaping	Black Tarmacadam to the circulation roadways within the car parking area of site. Permeable paving bricks to the car parking areas except for that part of the car park at the east of the site and which is already constructed as tarmac (the ex-Pizza Hut Car park). The goods delivery yard on the north side of the building will be reinforced concrete. See Drawing No. 1456/D1.1A for hard landscaping layout details.
14	Details of all proposed screen walls, fences, hedges and other means of enclosure	See Drawing No. 145-130-04E1-C that shows the construction details of the brick and flint wall onto Brockhampton lane for the first phase of the Retail Scheme. The flint wall proposed for this phase will match the existing service yard walls. Knee rail fencing will also be installed at the front of the site, see drawing no. 145110 SLA 02 for details.

15	Details of External Lighting Provisions	See the light positions as shown on Drawing No. No. 1209-PL25D The light columns will be the same as are already in place in the car park of the existing Solent Retail park, see drawing ref. 145110 S LA 02 for details.
16	Details of soft landscaping scheme	See Drawing No. 145110 S LA 02 showing the soft landscaping scheme.
17	BREEAM Pre-Assessment 'Very Good'	See the attached pre-assessment report dated 6 th October which gives a rating of "Very Good"
24	Details of design / appearance / materials cycle parking provision to be supplied	The covered cycle facilities shown in drawing no. 1209-PL25D will consist of Sheffield cycle stands at 1.0m intervals and be a Broxap premier cycle shelter see link to website: http://www.broxap.com/premier-cycle-shelter-2.html
27	Details of the access works on Solent Rd. and Selbourne Rd. as indicated in drawing 14080-24 Rev C and Solent Rd. and Brockhampton Lane 1209-PL12 Rev I to be approved	See Drawings Nos. 2013/1740/602/P9; 2013/1740/603/P9/ 2013/1740/608/P4 & 608/P4 showing the works to Solent Road, Selbourne Road and Brockhampton Lane, all of which has been approved by Hampshire County Council and is the subject of a S.278 Agreement.
28	Construction Traffic Management Plan agreed and implemented	Access will be primarily via the existing mini-roundabout access from Selbourne Road and from other existing access as necessary. See enclosed report and the draft construction programme for the scheme.