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Development Management
Application No R/15/76606
Your ref
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11 September 2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. R/15/76606

In pursuance of their powers under the above Act and in accordance with your application received on 3 June 2015, with subsequent amendments dated

04 August 2015, 21 August 2015

the Council, as Local Planning Authority hereby APPROVE THE RESERVED MATTERS the following :

Description: Reserved Matters: application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station.
Site: Pylands Lane, Bursledon, Southampton, SO31 1BH

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 11368-BT6 , 1968-PL-1000, 1968-PL-1001B, 1968-PL-1002C, 1968-PL-1003B, 1968-PL-1004B, 1968-PL-1005C, 1968-PL-1006B, 1968-PL-1007B, 1968-PL-1008A, 1968-PL-1009A, 1968-PL-1025B, 1968-PL-1026B, 1968-PL-1101A, 1968-PL-1110A, 1968-PL-1200 AB5, 1968-PL-1201A AB5, 1968-PL-1202A AB5, 1968-PL-1210 AB6, 1968-PL-1211A AB6, 1968-PL-1212A AB6, 1968-PL-1220 AB7, 1968-PL-1221A AB7, 1968-PL-1222A AB7, 1968-PL-1310A, 1968-PL-1311A, 1968-PL-1312, 1968-PL-1320, 1968-PL-1321, 1968-PL-1322A, 1968-PL-1323A, 1968-PL-1324A, 1968-PL-1325A, 1968-PL-1326, 1968-PL-1327, 1968-PL-1328, 1968-PL-1329, 1968-PL-1330B, 1968-PL-1332B, 1968-PL-1333B, 1968-PL-1334, 1968-PL-1335, 1968-PL-1336, 1968-PL-1340, 1968-PL-1341, 1968-PL-1342, 1968-

PL-1350A, 1968-PL-1351, 1968-PL-1352, 1968-PL-1353A, 1968-PL-1354, 1968-PL-1360, 1968-PL-1361, 1968-PL-1370, 1968-PL-1371, 1968-PL-1400, 1968-PL-1401, 1968-PL-1405, 1968-PL-1406, 1968-PL-1410, 1968-PL-1411, 1968-PL-1415, 1968-PL-1416, 1968-PL-1420, 1968-PL-1421, 1968-PL-1425A, , 1968-PL-1426B, 1968-PL-1430A, 1968-PL-1431A, 1968-PL-1435, 1968-PL-1436, 1968-PL-1440, 1968-PL-1441, 1968-PL-1445, 1968-PL-1446, 1968-PL-1450, 1968-PL-1451, 1968-PL-1455, 1968-PL-1456, 1968-PL-1460, 1968-PL-1461, 1968-PL-1462A, A073968-4 LP1-LP7B, A073968-4 LS01C, ITB 7205-SK-035 Rev A, ITB 7205-SK-039 Rev A
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/12/71522 which was permitted on 28 November 2013. Reason: To secure properly planned development.

(3) Prior to the commencement of development full and final details of the hard surfacing, soft landscaping and boundary treatment to the waste water pumping station shall be submitted to and approved in writing by the Local Planning Authority. The development shall comply with all these approved details. Reason: In the interests of visual amenity.

(4) Prior to the commencement of development details of the treatment of the southern and eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the local planning authority the boundary treatment shall be erected in accordance with the approved details prior to development commencing. Reason: In the interests of protecting the amenity of the adjoining properties and the scout camp.

(5) Prior to the commencement of development a management and maintenance plan for the footpaths, carriageways and public areas that are to be managed by a private management company shall be submitted to and approved in writing by the local planning authority. The management plan shall include details of methods of ensuring allocated parking areas are reserved for the use by occupiers of the property to which it is allocated. The development must accord with these approved details. Reason: In the interest of highway safety.

(6) Prior to the commencement of the development hereby permitted a plan for the management, responsibility and maintenance of the sustainable urban drainage (SUDs) features shall be submitted to and approved in writing by the local planning authority. The management plan shall ensure no part of the SUDs features are located within land that forms part of the curtilage of residential properties. The development must accord with these approved details. Reason: To ensure long term management of the surface water drainage features.

(7) Prior to the commencement of development details of the enhanced glazing as contained in the WYG Noise Assessment September 2015, and alternative ventilation shall be submitted to, and approved in writing by, the local planning authority. The development must accord with these details. Suitable verification shall be submitted to confirm that the recommended internal noise levels have been achieved. Reason: In the interest of residential amenity.

(8) The garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 25.NC, 28.ES, 45.ES, 59.BE, 100.T, 102.T, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy S1, S8, S11, S12, DM1, DM2, DM5, DM9, DM24, DM28, DM29, BU3, BU4

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ARM)