Note to Applicant: A formal application for the connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH, (tel: 01962 858688), or www.southernwater.co.uk.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access, before any further works commence on site. The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH, (tel: 01962 858688).

Note to applicant: BAA has advised that given the nature of the proposed development, it is possible that a crane may be required during its construction. We would therefore draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and other Construction Issues', available at http://www.aoa.org.uk/policy-safeguarding.htm



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)

Implementation must be in accordance with the approved plans. Reason: To ensure a satisfactory visual appearance.

Note to Applicant: A formal application for the connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH, (44), or www.southernwater.co.uk.

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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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, Saved Policies: 25.NC,28.ES, 30.ES, 31.ES, 34.ES, 35.ES, 36.ES, 37.ES, 45.ES, 52.BE, 53.BE, 54.BE, 59.BE, 60.BE, 62.BE, 63.BE, 72.H, 73.H, 74.H, 100.T, 102.T, 104.T, 118.E, 147.OS, 165.TA, 191.IN

Pre-Submission Consultation Eastleigh Borough Local Plan 2011-2029: DM1, DM2, DM6, DM7, DM9, DM12, DM23, DM24, DM25, DM28, DM32, DM37, E6, E8

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

(35) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

(36) Prior to the commencement of the development hereby permitted, full details of the proposed acoustic fencing, including materials and elevations, shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved plans and provision made on site prior to the occupation of the adjacent dwellings. Reason: To ensure satisfactory provision on site.

(37) Prior to the commencement of the development hereby permitted, a detailed construction management plan and communication strategy shall be submitted to and approved in writing by the Local Planning Authority. The plan must consider construction and demolition traffic movements, delivery times, the types of vehicles to be used and lorry routes to/from the site. The construction must then proceed in accordance with the approved plan. Reason: To protect the amenity of existing residential properties.

(38) Prior to the commencement of the development hereby permitted, full details of the proposed replacement parking for the residents of Mill Street and Mount View to be made available within the site shall be submitted to and approved in writing by the Local Planning Authority. This must include phasing, location and how this area will be made monitored. Implementation must be in accordance with the approved plan and provision made on site prior to any works affecting the existing on-street parking is commenced. Reason: To ensure satisfactory parking provision for existing residents.

(39) Prior to the commencement of the development hereby permitted, detailed external works plans shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved plan. Reason: To ensure satisfactory visual appearance

(40) Prior to the commencement of the development hereby permitted, detailed elevations of the embankment section shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved plans. Reason: To ensure satisfactory visual appearance.

(41) Prior to the commencement of the development hereby permitted, full details and samples of all the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Implementation must be in accordance with the approved materials. Reason: To ensure a high quality appearance and finish to the development.

(42) The development hereby approved must proceed in accordance with the measures contained within the submitted Travel Plan. Reason: to encourage sustainable modes of transport.

(43) Prior to the commencement of the development hereby permitted, full details of the proposed gabion boxes, including details of the materials to be used to fill them, shall be submitted to and approved in writing by the Local Planning Authority.

c. A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure satisfactory investigation/remediation of potential land contamination.

(31) The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 30(c) that any remediation scheme required and approved under the provisions of condition 30(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).Unless agreed in writing with the Local Planning Authority such verification shall comprise:

a. As built drawings of the implemented scheme;

b. Photographs of the remediation works in progress;

c. Certificates demonstrating that imported and / or material left in situ is free from contamination;

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 30(c).

Reason: To ensure satisfactory investigation/remediation of potential land contamination.

(32) Details of the type of construction proposed for the roads and footways, including the works to the Mill Street spur, and including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority, in consultation with the Highways Authority, prior to development commencing on site. Reason: To ensure that the roads are constructed to a satisfactory standard .

(33) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being unallocated, in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(34) The layout plan showing provision for a temporary car park within the site to accommodate operatives and construction vehicles during the construction and fitting-out period must be submitted to and approved in writing by the Local Planning Authority and shall indicate the eventual use of that area. The development must accord with these details. Reason: To avoid obstruction of the adjoining highway.

completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building for which permission is hereby permitted. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

(27) Prior to the commencement of the development hereby permitted, a scheme of works to deal with dust from the site shall be submitted to and approved in writing by the Local Planning Authority. These assessments and schemes are to include properties forming part of the development which become occupied whilst construction work takes place on site. The agreed scheme shall then be implemented and retained to the satisfaction of the Local Planning Authority Reason: To protect the amenity of the occupiers of adjoining properties.

(28) Prior to the commencement of the development hereby approved, a scheme for protecting the proposed development from noise must be submitted to, and approved in writing by, the Local Planning Authority. Where mitigation is necessary a scheme of works must be submitted and agreed by in writing by the Local Planning Authority before development commences. All works which form part of the scheme approved by the Local Planning Authority must be completed before any of the permitted dwellings is occupied.

Where the scheme of works above requires the installation of rapid acoustically treated ventilation into buildings, a scheme of works for its design and installation must be submitted and agreed by in writing by the Local Planning Authority before development commences. Care needs to be taken in the siting of ventilator inlets to ensure poor quality air is not drawn into the buildings. All works which form part of the scheme approved by the Local Planning Authority must be completed before any of the permitted dwellings is occupied. Reason: To ensure adequate noise mitigation measures are provided.

(29) Any plant or equipment used for the purpose of air conditioning / ventilation / heating or cooling, shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise. Full details of the proposed attentuation measures and/or proposed locations shall be submitted to and approved in writing by the Local Planning Authority, prior to installation on site. Implementation must then be in accordance with the approved details. Reason: To ensure satisfactory provision on site.

(30) Prior to the commencement of the development hereby permitted, the following information must be submitted to, and approved in writing by the Local Planning Authority:

a. A Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 1 and 2, and BS10175:2010 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the Local Planning Authority;

b. A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and unless otherwise agreed with the Local Planning Authority;

'Safeguarding an Overview' for further information - available at www.aoa.org.uk/publications/safeguarding.asp

(18) The first and/or second floor side facing windows in the northern elevations of the properties on Plots 85 and 94, as shown on the approved site layout, shall be be obscure glazed and must be high level opening only, (1.7m above internal floor level), and must be maintained in that condition. Reason: To protect the amenity of the neighbouring properties.

(19) Prior to the occupation of the buildings hereby permitted, a Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met, shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted SPD.

(20) The garage(s) shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.

(21) The unallocated parking spaces shown on the layout hereby approved shall not be sold off at any time to individual plots and/or landowners and must remain unallocated and available for use at all times. Reason:To ensure adequate parking provision within the site.

(22) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(23) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(24) Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, the buildings hereby permitted must not be extended or altered and there shall be no structures erected within the curtilages without the prior written permission of the Local Planning Authority. Reason: To protect the appearance of the site and amenity of occupants.

(25) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(26) The roads and footways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be commenced within three months and

materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged.

(10) Construction of the development hereby permitted shall not commence until details of the proposed means of foul water disposal have been submitted to and approved in writing, by the Local Planning Authority and Southern Water. Implementation must then be in accordance with the approved details. Reason: To ensure satisfactory drainage provision to the site.

(11) Construction of the development hereby approved shall not commence until details of the proposed water infrastructure plans have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Implementation must be in accordance with the approved details. Reason: To ensure satisfactory provision on site.

(12) Prior to the commencement of the development hereby permitted, a detailed programme for the phasing for implementation of the whole development shall be submitted to and approved in writing by the Local Planning Authority. Implementation must then be in accordance with the approved details and any amendment to the approved programme must be first agreed in writing by the Local Planning Authority. Reason: To ensure properly planned development.

(13) Prior to the commencement of the development hereby permitted, a noise and vibration assessment shall be carried out to assess the likelihood of adverse impacts on nearby noise sensitive properties. Where adverse impacts are identified then a scheme of works detailing how the impacts will be reduced to acceptable levels shall be submitted for the prior approval in writing of the Local Planning Authority. The assessment should have due regard to the advice and guidance contained in British Standard BS5228:2009 'Noise And Vibration Control On Construction And Open Sites'. Reason: To protect the amenities of occupiers of any nearby premises and minimise the risk of vibration damage to neighbouring buildings.

(14) Development shall not begin until a scheme of work detailing the extent and of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(15) Details of external security lighting, lockable gates and all other crime prevention proposals must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: In the interests of crime prevention.

(16) The trees, scrub, ivy, buildings and grassland on site must be cleared according to the methodology set out in sections 5.2 and 5.3 of the Phase 1 Habitat Report, (ref: JSL1913-R-001a, RPS, dated 22nd December 2011). A written report of this work must be submitted to the Local Planning Authority prior to occupation of the first dwelling. Reason: To prevent harm to priority species.

(17) No equipment used in the construction of the development hereby permitted shall exceed 46m AOD. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome. See advice Note 1

undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance.

(6) Prior to the commencement of the development hereby permitted, full details of the proposed steps and associated railings in the embankment adjacent to Plot 85, shall be submitted to and approved in writing by the Local Planning Authority. Implementation must in accordance with the approved details. Reason: To ensure a satisfactory visual appearance.

(7) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The ground floor levels above ordnance datum of all buildings.

b: The alignment, height and materials of all walls, fences and other means of enclosure.

c: The provision to be made for street lighting and/or external lighting.

d: Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.

e: Details of and location of all rainwater goods.

f: Details of and location of meter boxes.

g: The colour, detailed design and materials to be used for fascias and soffits.

h: Full details of the design and materials to be used for the balconies and porches.

i: The detailed design for the chimneys and stone name plaques.

j: The detailed design, materials and position of all bollards and railings across the site.

k: Full details of the photovoltaic tiles and elevations to show them in context.

l: Full details of the proposed cycle and bin storage provision for the dwellings hereby approved.

m: Details of steps, ramps and retaining structures.

(9) Details of Contractor's site hut location and any areas designated for the storage of building materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building

F2-P1 Rev A, 006086-WIM-S-G-E1 Rev A, 006086-WIM-S-G-E2 Rev A, 006086-WIM-S-G-E3 Rev A, 006086-WIM-S-G-E4 Rev A, 006086-WIM-S-G-E5, 006086-WIM-S-G-E6, 006086-WIM-S-G-P1 Rev A, 006086-WIM-S-G-P2, 006086-WIM-S-H-E1 Rev S/S, 006086-WIM-S-H-E2 Rev S/S, 006086-WIM-S-H-P1 Rev S/S, 006086-WIM-S-J1-E1 Rev A, 006086-WIM-S-J1-E2 Rev A, 006086-WIM-S-J1-P1 Rev A, 006086-WIM-S-J2-E1 Rev A, 006086-WIM-S-J2-P1 Rev A, 006086-WIM-S-K-E1, 006086-WIM-S-K-E2, 006086-WIM-S-K-P1, 006086-WIM-S-AA-E1 Rev A, 006086-WIM-S-AA-E2, 006086-WIM-S-AA-P1 Rev A, 006086-WIM-S-AB-E1 Rev A, 006086-WIM-S-AB-P1 Rev A, 006086-WIM-S-AC-E1 Rev A, 006086-WIM-S-AC-E2 Rev S/S, 006086-WIM-S-AC-P1 Rev A, 006086-WIM-S-AD-E1 Rev A, 006086-WIM-S-AD-E2 Rev A, 006086-WIM-S-AD-P1 Rev A, 006086-WIM-S-BLOCK1-E1 Rev A, 006086-WIM-S-BLOCK1-E2 Rev B, 006086-WIM-S-BLOCK1-P1 Rev B, 006086-WIM-S-BLOCK1-P2 Rev A, 006086-WIM-S-BLOCK1-P3 Rev B, 006086-WIM-S-BLOCK1-P4 Rev B, 006086-WIM-S-GAR1, 006086-WIM-S-SS01 Rev A, 006086-WIM-S-SS02 Rev A, 006086-WIM-S-SS03 Rev A, 006086-WIM-S-SS04 Rev A, 006086-WIM-S-PER01 Rev A, 006086-WIM-S-PER02 Rev A, 006086-WIM-S-PER03, 006086-WIM-S-PER04 Rev S/S, 006086-WIM-S-PER05, 006086-WIM-S-STORYBOARD-01 Rev A, 006086-WIM-S-SSEC01, 006086-WIM-S-SUBS-01, CSa/1833/01 Rev A, Csa/1833/100, CSa/1833/101 Rev A, CSa/1833/102 Rev G, Csa/1833/103 Rev G, CSa/1833/106, CSa/1833/107, 4569:100 Rev B, 4569:101 Rev B, 4569:102, 4569:103, 4569:104, 4569:105, 4569:106, 4569:120
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) No development or new tree planting should be located within 3 metres and 5 metres either side of the centreline of the 225mm and 1500mm foul sewer respectively and all existing infrastructure should be protected during the course of the construction works. Reason: To protect existing sewer infrastructure.

(4) Prior to the commencement of the development hereby permitted, a detailed plan setting out the number, type and location of bird and bat boxes shall be submitted to the Local Planning Authority for approval. Once approved, the development shall proceed in accordance with the approved plan and a written report of work undertaken must be submitted to the Local Planning Authority prior to occupation of the first dwelling. Reason: To enhance the site for priority species.

(5) Prior to the commencement of the development hereby permitted, a surface water drainage scheme based on sustainable drainage principles and an assessment of local hydrological and ground conditions of the development, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Southern Water. The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory

Development Control
Application No F/11/70108
Your ref
Please ask for Rachel Illsley
Direct dial 023 8068 8446
Hours of work Tues-Thurs 9-5 Fri 9-4.30
e-mail rachel.illsley@eastleigh.gov.uk

Turley Associates
Brunswick House
8-13 Brunswick Place
Southampton
SO15 2AP

13 December 2012

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/11/70108

In pursuance of their powers under the above Act and in accordance with your application received on 14 December 2011, with subsequent amendments dated

02/04/2012, 17/04/2012, 03/05/2012, 09/05/2012, 10/05/2012, 11/05/2012, 17/05/2012, 18/05/2012

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Erection of 113no. two, three and four storey houses and flats,with associated car parking, open space, landscaping and highway works, following demolition of the existing buildings.
Site: Travis Perkins Trading Co Ltd, Mill Street, Eastleigh, SO50 4EZ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 006086-WIM-S-01 Rev F, 006086-WIM-S-02 Rev A, 006086-WIM-S-03 Rev A,006086-WIM-S-04 Rev A, 006086-WIM-S-05 Rev B, 006086-WIM-S-06 Rev A, 006086-WIM-S-07 Rev C, 006086-WIM-S-08, 006086-WIM-S-A1-E1 Rev A, 006086-WIM-S-A1-E2 Rev B, 006086-WIM-S-A1-P1 Rev B, 006086-WIM-S-A2-E1 Rev A, 006086-WIM-S-A2-E2, 006086-WIM-S-A2-P1 Rev A, 006086-WIM-S-B-E1 Rev A, 006086-WIM-S-B-E2 Rev A, 006086-WIM-S-B-P1 Rev C, 006086-WIM-S-C-E1 Rev A, 006086-WIM-S-C-E2 Rev A, 006086-WIM-S-C-P1 Rev A, 006086-WIM-S-D-E1 Rev A, 006086-WIM-S-D-P1, 006086-WIM-S-E1-E1 Rev A, 006086-WIM-S-E1-P1 Rev A, 006086-WIM-S-E2-E1 Rev A, 006086-WIM-S-E2-E2 Rev A, 006086-WIM-S-E2-E3, 006086-WIM-S-E2-P1 Rev A, 006806-WIM-S-F1-E1 Rev A, 006086-WIM-S-F1-P1 Rev A, 006086-WIM-S-F2-E1 Rev A, 006086-WIM-S-