Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70310
Your ref
Please ask for Louise Cutts
Direct dial 023 8068 8259
Hours of work Thurs 9-5, Fri 9-4.30
e-mail louise.cutts@eastleigh.gov.uk

Architecture PLB
Mr Paul Phasey
St Thomas Street
Winchester
SO23 9HD

11 July 2012

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

Application No. F/12/70310

In pursuance of their powers under the above Act and in accordance with your application received on 31 January 2012, with subsequent amendments dated

13/03/2012, 30/04/2012

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

Description: Demolition of 164no. dwelling units and construction of 237no. dwelling units comprising 135no. houses and 102no. flats; new road layout; parking; public open space and landscaping.
Site: The Monksbrook Estate, Cheriton Road, Eastleigh, SO50 5BA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 36CT001 SHEET 1, 36CT001 SHEET 2, ES0628-1000, 0628-P503, 44868, tf 842/TPP/100. D1917.L.300-A, D1917.L.301-A, D1917.L.302-A, D1917.L.303-A, D1917.L.304-A, D1917.L.305-A, D1917.L.200-B, D1917.L.201-B, D1917.L.202-B, D1917.L.203-B, D1917.L.204-B, D1917.L.205-B, 2011_GAD_100001_B, 2011_GAD_100020_C, 2011_GAD_100030_B, 2011_GAD_100031_B, 2011_GAD_100034_B, 2011_GAD_120001_A, 2011_GAD_120003_A, 2011_GAD_120004_B, 2011_GAD_120005_B, 2011_GAD_120006_A, 2011_GAD_120007_A, 2011_GAD_120008_A, 2011_GAD_120010_A, 2011_GAD_120011_A, 2011_GAD_120012_A, 2011_GAD_120030_A, 2011_GAD_120031_A, 2011_GAD_120032_A,

2011_GAD_120040_A, 2011_GAD_120042_A, 2011_GAD_120050_A, 2011_GAD_120060_A, 2011_GAD_120061_A, 2011_GAD_120080_A, 2011_GAD_140000_A, 2011_GAD_140010_A, 2011_GAD_140011-A, 2011_GAD_140020_A, 2011_GAD_140021_A, 2011_GAD_140030_A, 2011_GAD_140040_A, 2011_GAD_120041_A, 2011_GAD_150000_B, 2011_GAD_150002_B, 2011_GAD_150003, 2011_GAD_150004_B, 2011_GAD_150005_C, 2011_GAD_150006_B, 2011_GAD_150007_B, 2011_GAD_150008, 2011_GAD_150009_B, 2011_GAD_150011_C, 2011_GAD_150010_C, 2011_GAD_140060_B, 2011_GAD_140050_B, 2011_GAD_120080_B, 2011_GAD_120070_B, 2011_GAD_120020_B, 2011_GAD_100032_C, 2011_GAD_100033_C. 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) The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report 'Ecological Assessment (ALUCO Ecology, January 2012)'. Reason: To protect and enhance biodiversity.

(4) Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

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

(6) No development hereby permitted shall commence until a programme of phasing for implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority. Reason: To ensure properly planning development.

(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 each phase of the development is commenced. The development must then accord with these approved details for that phase. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The provision to be made for external lighting;

b: Details of rainwater goods;

c: Details and location of meter boxes;

d: Colour and materials for fascias and soffits;

e: Balcony details;

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

g: Boundary wall decoration;

h: The ground floor levels above ordnance datum of all buildings;

i: The provision of street trees;

j: Window details and designs;

k: Green roofs;

l: The layout of foul sewers and surface water drains.

(8) Before development commences, a construction management plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan must consider dust, piling, vibration, noise, construction traffic movements and temporary construction car parking both on and off-site, location of site huts, storage of building materials, mud on the road etc. The construction must then be in accordance with the agreed plan. Reason: In the interests of amenity.

(9) Prior to the commencement of the development of each phase hereby approved (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a BREEAM or Code for Sustainable Homes interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met for all elements in each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(10) Prior to the occupation of buildings within each phase of the development hereby approved, a BREEAM or 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 for all elements of each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(11) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before each phase of development commences. The development of that phase must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(12) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details for each phase shall be fully implemented before the buildings within that phase are occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(13) Details of the type of construction proposed for the roads and footways 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 writing before development of each phase commences. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

(14) Before the development of each phase commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure for that phase must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(15) Before demolition or construction commences, a full Arboricultural Method Statement and Tree Protection Plan in accordance with BS:5837 (2005) Trees in Relation to Construction must be submitted and approved by the Local Planning Authority. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(16) No development shall commence on each phase until a site meeting has taken place with the site manager and a representative from the Local Planning Authority. Work must not commence on each phase until the Local Planning Authority officer has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the construction period of that phase. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(17) Prior to the commencement of each phase of the approved works, details of paving and construction within the root zones of (a) retained tree(s) which mean(s) (an) existing tree/s which is/are to be retained in accordance with the approved plans and particulars must be submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with the British Standards Institute Code of Practice, BS 5837: trees in relation to construction. The development of each phase must not be carried out otherwise than in accordance with the approved details. Reason: To conserve the trees adjacent to and within the proposed development.

(18) Before development commences, demolition details for each phase must be submitted to and approved by the Local Planning Authority. The demolition of the existing dwellings on each phase must then accord with the approved details. Reason: To ensure demolition is carried out in a safe manner and designed so as to minimise disruption for neighbouring properties both on and off-site.

(19) Before first occupation a green travel plan must be submitted to and approved by the Local Planning Authority. Reason: To ensure a sustainable development

(20) Construction of each phase of the development 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. The development of each phase must then accord with the approved plans. Reason: To ensure adequate drainage of the site.

(21) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the local hydrological and ground conditions of the development, has been submitted to and approved in writing by the Local Planning Authority. 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 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; a timetable for its implementation; and a management and maintenance plan for the development which shall include the arrangements for adoption by any private company, public body or statutory 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.

(22) Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. Reason:In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

(23) Development shall not begin until the developer has submitted to the Local Planning Authority an exploratory strategy for the presence of asbestos containing materials within the ground floor plan of the existing dwellings on the site. Reason: To ensure the presence of asbestos is adequately identified and therefore dealt with accordingly under other legislation.

(24) Before each phase of the development commences, details of communal infrastructure for the provision of communications technology must be submitted to and agreed by the Local Planning Authority. The infrastructure must then be provided for use upon first occupation of the building hereby permitted and retained thereafter.

Reason: To reduce the proliferation of individual masts, aerials, satellite dishes and wiring on flatted blocks in the interests of visual amenity.

(25) Before commencement of any of the dwellings on the Chestnut Avenue frontage, details of a rapid ventilation system for each of these dwellings must be submitted to and approved by the Local Planning Authority. The dwellings must then be constructed in accordance with the approved details. Reason: To ensure acceptable noise levels with the dwellings.

(26) Prior to the commencement of development of each phase, full details of the provisions to be made for access within and use of the development by people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase must then accord with these approved details. Reason: To ensure adequate provision for people with disabilities.

(27) 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 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.

(28) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. Reason: To protect the minor aquifer beneath the site and the surface waters surrounding the site. There may be areas of the site which cannot be fully characterised by a site invesitgation and unexpected contamination may be identified.

(29) The areas defined on the approved plans for public open space, amenity land and play areas must be retained for those uses and shall not be incorporated into private garden land or other uses without the prior consent in writing of the Local Planning Authority. Reason: To ensure that these areas are not fragmented and remain to fulfil their original functions.

(30) The recommendations with regard to acoustic glazing contained within the noise report by 24 Acoustics dated 30 November 2011 must be implemented in their entirety. Reason: To ensure acceptable noise levels within the dwellings and the curtilages of the dwellings.

(31) No trenches for services or drains shall be sited within the crown spread of any trees that are to be retained on site. Reason: To protect the health and stability of the trees to be retained on site.

(32) The approved landscape scheme must be completed within 12 months from the completion of the last building shell in each phase, 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.

(33) No construction or demolition work must take place except between the hours 0700 to 1900 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.

(34) The actions, monitoring and reviews set down in the approved Travel Plan shall be fully implemented within the timescales specified. Reason: To assist in the delivery of sustainable transport options.

(35) The screen walls and/or fences shown on the approved drawings must be constructed before the adjacent development is occupied and must be subsequently retained. Reason: To enhance the appearance of the development and/or to provide privacy.

(36) 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.

(37) Each phase of the development hereby permitted must not be brought into use until the areas shown on the approved plan for that phase for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained in perpetuity for those dwellings to which parking is allocated. The unallocated parking areas must also be retained as such in perpetuity and in a condition to the satisfaction of the Local Planning Authority, and reserved for those purposes at all times. Reason: In the interests of highway safety/amenity.

(38) The cycle and bin storage shown on the approved plans must be provided before first occupation of the dwellings to which the associated storage relates. Reason: To ensure cycle and bin storage is available in the interests of properly planned development.

(39) No clearance of vegetation shall occur on the site during the bird-nesting season (between 31st March and 31st August inclusive in any given year), unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(40) No development shall commence on each phase until an Order for the stopping up and extinguishment of the existing public highways on site and the creation of new or diverted highways as proposed on each phase has been made and confirmed under the Town and Country Planning Act 1990 Section 247. Reason: To ensure all highway rights are extinguished and stopped up to allow properly planned development.

NOTE TO APPLICANT: This permission is also subject to a legal agreement.

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 provides housing together with other facilities in a sustainable manner that 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 26.NC 28. ES 30.ES 31.ES 32. ES 33. ES 36.ES 37.ES 38.ES 45.ES 59.BE 62.BE 63.BE 66.BE 71. H 72. H 73.H 74.H 92.T,100.T 101.T102.T 103.T 104.T,108.E, 145.OS,147.OS, 165.TA,167.LB,168.LB,186.IN, 191.IN

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.

NOTE TO APPLICANT - The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

NOTE TO APPLICANT- A formal application for connection to the water supply is required in order to service this development.

NOTE TO APPLICANT: 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)