Development Management
Application No F/14/74873
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RG7 1AT

24 November 2014

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

Application No. F/14/74873

In pursuance of their powers under the above Act and in accordance with your application received on 2 July 2014, with subsequent amendments dated

03/09/2014, 05/09/2014, 03/10/2014, 08/10/2014, 16/10/2014, 17/10/2014, 12/11/2014

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

Description: Erection of 120 dwellings and flats, provision of public open space, altered access from Toynbee Road, provision of pedestrian accesses to Laburnum Grove, Loveridge Way and Archers Road rear access way, parking and landscaping following demolition of existing buildings.

Site: Former Premier Foods Bakery Site, Toynbee Road, Eastleigh, SO50 9DH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 100 Rev G, 102 Rev E, 13-260-003 Rev A, 13-260-004 Rev B, 13-260-005 Rev B, 401 Rev B. 402, 403 A, 500 Rev F, 501 Rev F, 502 Rev F, 701, 702 D, 800 E, P0035 Type A/C 02, UP00035 Type A/C 01 A, UP00035-1-X, UP00035-1-X-E1, UP00035-1-X-E2, UP00035-10-A, UP00035-2, UP00035 3-A, UP00035 4, UP00035-5-D, UP00035-6-D, UP00035-7-A, UP00035-8-A, UP00035-9-A, UP00035-10 A, Dwelling Design Pack Parts 1, 2 & 3. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) No development in any phase shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) full and final details and samples of the materials to be used in the construction of the external surfaces of the buildings (including fenestration, rainwater goods, meter boxes, fascias and soffits) and hard surfacing
b) the details and layout of foul sewers and surface water drains.
c) final plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.
d) the final construction details proposed for roads footpaths, cycleways, links to Laburnum Grove, Loveridge Way and Archers Way backway and accesses.
e) the provision to be made for street lighting and/or external lighting. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats.
f) crime prevention measures
g) final tree pit details
The development shall not be occupied until the approved details have been fully implemented and the approved provisions retained and kept available unless otherwise agreed in writing by the Local Planning Authority
Reason: To limit the impact the development has on the locality and to ensure high quality development.

(4) No development shall take place until a final surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year (30% climate change allowance) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event and should include the management of sediment run-off. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and thereafter maintained and managed as approved. The scheme shall also include details of how the scheme shall be maintained and managed after completion.
Reason: To prevent the increased risk of flooding, both on and off site

(5) No development in any phase shall start until a Code for Sustainable Homes level 4 interim stage certificate and sustainability report demonstrating how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met have been 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'

(6) The development in any phase shall not be occupied [unless otherwise agreed in writing by the Local Planning Authority] until a Code for Sustainable Homes level 4 final stage certificate and sustainability report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(7) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) an updated Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority; (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (c) A detailed site specific 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: In order to protect human health.

(8) The development in any phase 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 the above condition 7(c) that any remediation scheme required and approved under the provisions of the above condition 7(c) has been implemented in full 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 comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:-
(a) A description of the site and its background, and summary of relevant site information
(b) A description of the remediation objectives and redial works carried out
(c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
(d) 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 approved scheme under condition 7(c). Reason: In order to protect human health.

(9) Development in any phase shall not commence until the developer has provided an updated noise assessment scheme that demonstrates that the impacts of noise affecting the site, and external and internal layout and orientation of residential dwellings and gardens have been considered. The report shall include a scheme of mitigation measures for protecting the development from noise and vibration, this scheme must be submitted for approval by the Local Planning Authority. 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 (unless agreed by the Local Planning Authority) The scheme shall be fully implemented, unless varied with the written permission of the Local Planning Authority in advance of implementation. Reason: To protect residential amenity.

(10) The development hereby permitted shall not be brought into use/occupied until the associated areas to be shown on the approved parking plan [including those areas marked out on the plan as being unallocated] shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and

reserved for that purpose at all times. Unallocated parking spaces shall not be sold to individual homeowners and shall be retained and managed as shared spaces for the estate. Reason: To make provision for sufficient parking for the purpose of highway safety.

(11) No development shall start until full and final details of the vehicular access and Laburnum Grove highway alterations (as shown on drawing 13-260-003 RevA) , including any footway and verge crossing and visibility splays have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented [unless otherwise agreed in writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.

(12) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(13) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and 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.

(14) No development shall start until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.
Reason: To protect the amenities of the occupiers of nearby properties.

(15) No development shall start until a final landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(16) The development shall fully comply with the details and recommendations of the submitted Tree Removal and Protection Plan (ref. 702) dated 02/05/14 and with the appropriate British Standard. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(17) The development shall fully comply with the recommendations and conclusions of the Preliminary Ecological Appraisal (RPS February 2014) and shall also include wildflower or hedgerow boundary planting which enhances biodiversity of which details to be agreed beforehand in writing by the Local Planning Authority. Reason: To protect and enhance biodiversity.

(18) Details of the construction proposed for the roads and footways within the development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting, street trees/tree pits and the method of disposing of surface water and details of the programme of implementation 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 that phase commences. The development must accord with these approved details.

Reason: To ensure that the roads are constructed to a standard which would enable them to be taken over as publicly maintainable highways.

(19) 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 within that phase 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 hereby permitted. Reason: To ensure that the roads are constructed to a standard which wiould enable them to be taken over as publicly maintainable highways.

(20) Individual plots shall not be occupied until the bin & cycle storage has been constructed for each plot in accordance with the approved details and they shall thereafter be retained and kept available for use. Reason: To ensure the adequate provision of on site facilities.

(21) No construction or demolition work in any phase shall start until a Construction Management Plan that has due regards to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved Construction Management Plan which shall include:
a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
d) the parking of vehicles of site operatives and visitors;
e) measures to control the emission of dust and dirt generated by demolition and construction;
f) controls restricting lorry movements so as to avoid The Crescent School drop-off and pick up times;
g) a scheme for controlling noise and vibration from construction activities (to include piling);
h) provision for storage, collection, and disposal of rubbish from the development during construction period;
i) measures to prevent mud and dust on the highway during demolition and construction;
j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
k) temporary lighting;
l) protection of trees and ecology
m) noise generating plant,
n) use of cranes in relation to Southampton Airport. The construction must then be in accordance with the agreed plan for the duration of the construction period.
Reason: To limit the impact the development has on the amenity of the locality.

(22) For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenities of the locality.

(23) No development in any phase shall start until a landscape/ open space management plan and maintenance schedule has been submitted to and approved in writing by the Planning Authority. The landscape/open space shall thereafter be managed in accordance with the approved details. Reason: In the interests of the visual amenities of the locality.

(24) All proposed boundary treatments, including acoustic fencing, as shown on drawings 102 RevA and UP00035-9 shall be provided prior to the occupation of adjoining dwelling units and shall subsequently be retained and maintained unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of residential and visual amenity.

(25) With the exception of final roofing materials, all materials used shall be as per the submitted amended materials plan UP0035-8, schedule, letter dated 4.8.14 and samples. All roofing materials shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and shall be used for this house type. Reason: in the interests of visual amenity.

(26) Unless otherwise agreed in writing by the Local Planning Authority, the submitted private parking management scheme: Amended Parking Strategy August 2014 (Odysssey Markides) shall be operated at all times following the first occupation of any dwelling units hereby permitted. Reason: In the interests of amenity and highway safety.

(27) A final Residential Travel Plan, which is in accordance with the submitted Framework Residential Travel Plan June 2014, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings units hereby permitted. The actions and recommendations of the approved Travel Plans shall be fully implemented unless otherwise agreed in writing by the Local Planing Authority. Reason: In order to reduce vehicular traffic generation and to provide sustainable development.

(28) The garage 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

(29) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes Class A of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of residents and to maintain a good quality environment.

Notes to Applicants:

This permission is also subject to a legal agreement.

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, Discharge of Condition Applications are required. N.B. Conditions not fully discharged, invalidate the planning permission.

The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (30) or www.southernwater.co.uk

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or www.southernwater.co.uk

The applicant should be advised that in advance of the commencement of development the contaminated land condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site.
Further information and advice about developing 'Brownfield land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.

In accordance with Appendix C of the Council's adopted Policy Quality Places SPD, the Council requires developers to meet the cost of bins for general and recycling waste. These must be purchased from Direct Services on 023 80688440.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)