Development Management
Application No O/14/74322
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15 October 2014

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

Application No. O/14/74322

In pursuance of their powers under the above Act and in accordance with your application received on 31 March 2014, with subsequent amendments dated

19/05/2014, 20/05/14, 18/06/14, 10/09/14

the Council, as Local Planning Authority hereby GRANT OUTLINE PERMISSION for the following :

Description: Outline application: Erection of up to 62 dwellings, new access from Providence Hill, drainage works, footway link to Dodwell Lane and public open space (access only to be considered).
Site: Land At Providence Hill, Bursledon, Southampton,

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 130219/LP, 130219/RS Rev B, 130219/SL.3 Rev G, 130219/SS/01 Rev A, 1481/01/F, 1541-0001 Rev 1, 130219/SS/02, 020.0058.100 P7.
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The permission hereby granted is an outline permission with the following matters reserved for the Local Planning Authority's subsequent approval: layout, scale, appearance and landscaping. Applications for the approval of these reserved matters must be made not later than the expiration of 2 years beginning with the date of this permission. The development hereby permitted shall begin no later than the expiration of one year from the date of approval of the last of the reserved matters to

be approved . Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990.

(3) No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) 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 alignment, height and materials of all walls, fences and other means of enclosure
c) the details and layout of foul sewers and surface water drains.
d) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.
e) the width, alignment, gradient, sight lines and type of construction proposed for any roads footpaths and accesses.
f) 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.
g) the provision to be made for the parking and turning of vehicles
h) the provision of street trees
i) the provision to be made for the storage of refuse and the storage of bicycles
j) crime prevention measures
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

(4) The residential development hereby permitted shall not exceed 62 dwelling units.
Reason: It has not been demonstrated that the site has capacity to accommodate more than 62 dwelling units.

(5) No development shall take place until a 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. 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.

(6) No development shall take place until the implementation of a programme of archaeological interest has been secured, in accordance with a Written Scheme of Investigation (WSI) that shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall include provision for the implementation of a programme of archaeological mitigation and on completion of the archaeological fieldwork, a report will be produced in accordance with an approved programme.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

(7) No development 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'.

(8) The development 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'.

(9) The development hereby permitted shall not be brought into use/occupied until the associated areas to be shown on the plan to be approved for the parking of vehicles [including those areas marked out on the plan as being unallocated] shall have been made available, surfaced and marked out. The parking area shall then be permanently retained and reserved for that purpose at all times. Reason: To make provision for sufficient parking for the purpose of highway safety.

(10) 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.

(11) 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.

(12) 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.

(13) No development shall start until a 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.

(14) 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 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 will enable them to be taken over as publicly maintainable highways.

(15) 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 will enable them to be taken over as publicly maintainable highways

(16) No development shall start until details for the on site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

(17) No construction or demolition work 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) a scheme for controlling noise and vibration from construction activities (to include piling);
g) provision for storage, collection, and disposal of rubbish from the development during construction period;
h) measures to prevent mud and dust on the highway during demolition and construction;
i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
j) temporary lighting;
k) protection of trees and ecology (to include Habitats Regulation Assessment requirements)
l) noise generating plant,
m) 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 the effects of noise as approved in writing by the local planning authority. Reason: In the interests of residential amenity.

(18) No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
i) a 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 and as set

out in Contaminated Land Report Nos. 11, CLR11, and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
ii) 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 and in accordance with BS10175:2011, and BS 8576:2013 and unless otherwise agreed with the LPA
iii) 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 and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: to ensure ground contamination issues are adequately assessed.

(19) The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 20 that any remediation scheme required and approved under the provisions of condition 20(iii) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).
Unless agreed in writing with the LPA 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:
i) a description of the site and its background, and summary of relevant site information,
ii) a description of the remediation objectives and remedial works carried out
iii) verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
iv) certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 20. Reason: To ensure appropriate remediation measures are secured.

(20) Prior to the commencement of development, a vehicle routing plan detailing routes to be used for HGVs accessing the site shall be submitted to and approved in writing by the Local Planning Authority. Implementation must be in accordance with the approved details. Reason: In the interests of highway safety and residential amenity.

(21) Prior to the commencement of the development hereby permitted, full details of all the crossing points on roads/pathways which are required to maintain ecological continuity along the water courses shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details. Reason: To protect ecological interests on the site.

(22) The garages provided shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the properties 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

(23) Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan shall be submitted to and approved in

writing by the Local Planning Authority. This report shall include the following information:
i) Risk assessment of potentially damaging construction activities.
ii) Identification of biodiversity protection zones.
iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
iv) The location and timing of sensitive works to avoid harm to biodiversity features.
v) The times during construction when specialist ecologists need to be present on site to oversee works.
vi) Responsible persons and lines of communication.
vii)The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
viii)Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Implementation shall be in accordance with the approved details. Reason: To protect the ecological interests on the site.

(24) No development shall start until: a) A plan has been submitted to the Local Planning Authority showing a line of protective fencing around all trees not scheduled for removal. The fencing shall be in accordance with the appropriate British Standard. b) A site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(25) No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless in accordance with a strategy approved by the Local Planning Authority and supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(26) A Bat activity survey meeting the Bat Conservation Trust's Bat Survey Good Practice Guidance 2nd edition will be undertaken before construction commences and submitted as part of the first reserved matters application. Bat activity will then be monitored with further activity surveys being undertaken two years after occupation.
Reason: To ensure that all bat roosts and foraging corridors are identified and protected from disturbance or mitigated within the final development.

(27) Bat climbing and/or endoscope surveys will be undertaken on any trees with bat potential that are to be felled or on which work is to be undertaken before works commence or within the first reserved matters application whichever is earliest. If bat roosts are found appropriate mitigation measures should be submitted with the surveys. Reason: To ensure all bat roosts are protected from harm.

(28) A hazel dormouse survey, following the methodology contained within Natural England's Hazel Dormouse Standing Advice, will be undertaken and the results and avoidance, mitigation, compensation and monitoring measures for any impacts will be submitted as part of the first reserved matters application. Reason: To ensure that

dormouse presence/absence is ascertained and populations protected from impacts if relevant

(29) The development must accord with the Ahern Ecology Habitat creation, restoration, management and monitoring strategy (June 2014). Reason: To ensure gains for biodiversity

(30) A habitat creation, translocation and monitoring plan will be prepared either as part of the Habitat Creation, Restoration, Management and Monitoring strategy for the whole site or a stand alone document before construction commences. Reason: To ensure the reptile population are protected within the development.

(31) No development shall commence on site until such time as the details, for the highway improvement and access works on Providence Hill as shown indicatively on drawing 020.0058.100 P7 have been submitted to and approved in writing by the Planning Authority, in consultation with the Highway Authority. There shall be no occupation of the site for the purposes pursuant to the planning permission until such time as the works have been completed to the written satisfaction of the Planning Authority. Reason: In the interest 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 Pre-Submission Eastleigh Borough Local Plan [2011-2029] 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 Policies: 1.CO, 3.CO, 18.CO, 25.NC, 26.NC, 28.ES, 30.ES, 34.ES, 35.ES, 37.ES, 45.ES, 59.BE, 74.H, 100.T, 102.T, 104.T, 147.OS, 165.TA, 168.LB, 190.IN

Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies: S1, S2, S3, S5, S6, S7, S8, S9, DM1, DM2, DM3, DM6, DM7, DM8, DM9, DM10, DM23, DM24, DM28, DM37, BU1

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 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. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW or www.southernwater.co.uk
A formal application for 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 into 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 site. 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 Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or www.southernwater.co.uk.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (POL)