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EASTLEIGH BOROUGH COUNCIL

Development Control
Application No C/11/69687
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04 May 2012

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

Application No. C/11/69687

In pursuance of their powers under the above Act and in accordance with your application received on 21 September 2011, with subsequent amendments dated

19/10/2011, 20/10/2011, 26/10/2011, 01/11/2011, 04/11/2011

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

Description: Erection of 58 dwellings on land west of Romill Close together with associated highway access, new public open space (including equipped area of play), parking provision, landscape treatment and new footway and cycle links to Romill Close and full vehicular and pedestrian access to Mansbridge Road.

Site: Land To The West Of Romill Close, West End, Southampton, SO18 3NE

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: GHSWAYTHLING.1/01-H, P589/SS/201-A, P589/201-E, P589/CP/201-B, 183/P/100-A, P589/TOPO, P589/002, P589/GATE/01, P589/A/202, P589/A/201, P589/AC/201, P589/ACS/201, P589/B1C/201-A, P589/B1/202, P589/D/201, P589/D1/201-A, P589/D2/201, P589/D1C/201, P589/DC/201-A, P589/E/201-A, P589/E1/201-A, P589/F/201-A, P589/G/201, P589/2/201-B, P589/2A/201-A, P589/3/201, P589/3/202-A, P589/3A/201, P589/3A/202-A, P589/3B/201, P589/3B/202, P589/3B/203, P589/3B/204, P589/4/201-A, P589/4A/201, P589/4A/202-A, P589/4B/201, P589/4B/202-A, P589/4W/201, P589/GAR/03, P589/GAR/02, P589/GAR/01, P589/RP/205, P589/RP/204,

P589/RP/203, P589/RP/202, P589/RP/201. 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 two 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) 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, including all bin storage enclosures;

c: The design and layout of foul sewers, surface water drains and all sustainable drainage to include the proposed swale and balancing pond;

d: The provision to be made for street lighting and/or external lighting. New lighting should be designed and located to minimise light spillage and avoid impacting on feeding corridors of any bats using the tree/vegetation line around the site or air navigational safety;

e: The detailed provision to be made for the storage of cycles and refuse bins.

(4) 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 without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(5) 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.

(6) Prior to the commencement of development, full details of the provisions to be made for access within and use of the development by the disabled shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the works to one house to ensure it is fully equipped for use by the disabled. Reason: to ensure adequate provision for the disabled.

(7) 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.

(8) No development shall commence until full details and specifications of the on-site footway/cycleways, Romill Close turning area and parking, off-site toucan crossing and pedestrian refuge and associated works, as shown on the approved plans, have

been approved in writing by the Local Planning Authority in consultation with the highway authority. No part of the development shall be occupied until the approved off-site highway works have been completed .Reason: In the interests of highway safety and to provide for sustainable methods of transport.

(9) Details of Contractor's site hut location and any areas designated for the storage of building materials and parking of contractor's vehicles 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 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) Details and samples of all external facing and roofing 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. Reason: To ensure that the external appearance of any building is satisfactory.

(11) Prior to the commencement of development a construction mitigation and management plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The plan shall demonstrate the means by which noise, vibration and dust shall be managed to mitigate impact on the amenity of residents. The development must accord with these agreed details. Reason: In the interest of amenity and operational development.

(12) 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 commences. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

(13) 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.

(14) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority. Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

(15) Prior to the commencement of the development hereby approved (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a 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 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'.

(16) Prior to the first occupation of buildings within the development hereby approved, a Code for Sustainable Home 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 Supplementary Planning Document 'Environmentally Sustainable Development'.

(17) No development shall commence until a site meeting (attended by the Arboricultural Consultant and Site Manager) has taken place where a representative from the Local Planning Authority has inspected and approved the erected protective fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, 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 work. The meeting will also address all aspects of the Arboricultural Implications Assessment and ensure the site manager is aware of all the requirements of the report. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(18) No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority, Details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at www.aoa.org.uk/publications/safeguarding.asp).These details shall include:

- the species, number and spacing of trees and shrubs;

- details of any water features;

- drainage details including SUDS. Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Southampton Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

(19) 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.

(20) The existing trees and hedges shown to be retained on the approved plans shall be retained and any details of any works to these trees and hedges shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Reason: to ensure the retention of natural site features and in the interests of amenity.

(21) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the Local Planning Authority. British Standard BS10175:2011 'Investigation of potentially contaminated sites Code of Practice' is a useful source of advice on site investigation. Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Local Planning Authority to certify that the works have been implemented in accordance with that scheme. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. Investigation and risk assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme must be prepared and subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. Reason: To protect the aquifer and prevent risk to human health.

(22) Before any development is commenced a detailed scheme to supplement the Barnhawk Acoustics Report No 511/1 for protecting the proposed dwellings from noise from the M27, A27 and Hamilton House site must be submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme approved by the Local Planning Authority must be completed before any the permitted dwellings is occupied (unless otherwise agreed by the Local Planning Authority). Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

(23) Development shall not begin until a final surface water drainage scheme for the site, based on sustainable drainage principles (including measures to prevent pollution of the River Itchen) 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 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 surface waters; and

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

Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

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

(24) An Ecology and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall proceed in accordance with the approved Ecology and Landscape Management Plan and the mitigation measures set out in the Ecological Appraisal (Hyder Consulting 4 May 2011) and letter (ref UA003164/JP/181011, Hyder, 18 October 2011), and shall include mitigation proposals for badgers and slow-worms. Reason: In the interests of biodiversity.

(25) Before the development commences, or by such later date as the Local Planning Authority may determine, a detailed landscape scheme comprising planting, details of hard surfacing and means of enclosure 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.

(26) No trenches for services or drains shall be sited within the crown spread of any trees that are to be retained on site unless otherwise agreed with the Local Planning Authority. Reason: To protect the health and stability of the trees to be retained on site.

(27) 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.

(28) The garages 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.

(29) The development shall accord with the Arboricultural Implications Assessment produced by Mr J Fulcher of Alderwood Consulting Limited on 31st August 2011. Protective fencing must be erected in the locations specified as per drawing JF2.

Special surfacing must also be utilised in the areas indicated as specified in the report and located on the drawing JF2. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(30) 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.

(31) No clearance of vegetation shall occur on the site during the bird-nesting season (between 1st March and 31st August inclusive in any given year), unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(32) The vehicular access, including any footway crossing and verge crossing, must be constructed in accordance with details to be approved in writing by the Local Planning Authority prior to the commencement of any development hereby permitted. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Eastleigh Civic Offices, Leigh Road, Eastleigh SO50 9YN. Reason: To provide satisfactory access.

(33) Full details of the gateway within the existing Romill Close wall, as shown on the approved plans, and details of the proposed maintenance and management arrangements for this wall shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved works shall be completed prior to the first occupation of any of the dwellings hereby permitted. Reason: To ensure satisfactory visual appearance.

(34) Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. Reason: To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare.

(35) No development shall commence until such time as the details of the toucan crossing on Mansbridge Road, as shown indicatively on Figure 3.1 of the submitted Transport Assessment have been submitted to and approved by the Local Planning Authority, in consultation with the Highway Authority. The development shall not be occupied until such time as the toucan crossing on Mansbridge Road has been implemented. Reason: In the interests of highway safety.

(36) The actions, monitoring and reviews set down in the submitted Residential Travel Plan dated September 2011 (Mayer Brown) shall be fully implemented within the timescales specified. Reason: to assist in delivering sustainable transport options.

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, trees, 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:

South East Plan
Eastleigh Borough Local Plan Review 2001-2011, saved Policies. 1.CO, 2.CO, 22.NC, 25.NC, 26.NC, 28.ES, 30.ES, 32.ES, 34.ES, 35.ES, 37.ES, 42.ES, 45.ES, 47.ES, 59.BE, 64.BE, 72.H, 73.H, 74.H, 75.H, 81.H, 84.H, 100.T, 101.T, 102.T, 104.T, 146.OS, 147.OS, 169.LB, 176.LB, 190.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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)