EASTLEIGH BOROUGH COUNCIL

Development Management
Application No O/13/73707
Your ref
Please ask for Dawn Errington
Direct dial 023 8068 8260
Hours of work Mon&Wed 9-3 Tue&Thu 9-5
e-mail dawn.errington@eastleigh.gov.uk

Mr P Allin, Boyer Planning
UK House
82 Heath Road
Twickenham
London
TW1 4BW

25 September 2014

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

Application No. O/13/73707

In pursuance of their powers under the above Act and in accordance with your application received on 29 November 2013, with subsequent amendments dated

11/02/2014, 09/06/2014

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

Description: Outline: Residential development of up to 330 new dwelling units, new community building, public open space, and provision of new vehicular access from Winchester Road following demolition of existing buildings and stopping up of existing access.
Site: Land Off Winchester Road, Fair Oak, Eastleigh, SO50 8GL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 027.0002.101 P7, CMP-01 Rev J, RLP.01 Rev B.
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 Phase 1 of these reserved matters must be made not later than the expiration of 1 year, and for later phases 3 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 details of the: a) layout of the site. b) scale of the buildings. c) external appearance of the buildings and d) landscaping of the site [hereafter called "the reserved matters"] have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters for Phase 1 shall be made within 1 year of the date of this permission, and for later phases within 3 years of the date of this permission. The development shall accord with the approved details. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and to comply with Section 92 of the Town and Country Planning Act 1990.

(4) 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) 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) pumping station and its no build zone details
k) 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 quality development.

(5) The residential development hereby permitted shall not exceed 330 dwelling units.
Reason: It has not been demonstrated that the site has capacity to accommodate more than 330 dwelling units.

(6) 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 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

(7) 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 that shall be submitted to and approved in writing by the Local Planning Authority. 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.

(8) No development shall take place until the implementation of a programme of archaeological mitigation of impact has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing 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 this asset is recorded for future generations.

(9) Following the completion of the archaeological fieldwork, a report will be produced in accordance with an approved programme, including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement. Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

(10) 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'

(11) 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'.

(12) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (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 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

(13) 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 12(c) that any remediation scheme required and approved under the provisions of the above condition 12(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 12(c). Reason: in order to protect human health.

(14) Development in any phase shall not commence until the developer has provided a noise assessment scheme that demonstrates that the impacts of noise from traffic on Winchester Road 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

(15) 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.

(16) No development shall start until full and final details of the vehicular access and emergency access, 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.

(17) 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.

(18) 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.

(19) No development in any phase 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.

(20) No development in any phase 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.

(21) Other than those specified for felling in the submitted Arboricultural Impact (Mike Savage and Associates 27.11.13 Assessment for the development all existing trees within and overhanging the application site shall be retained and managed in accordance with this Assessment and the landscape management plans to be approved. The development shall fully comply with the details and recommendations of the submitted Arboricultural Impact Assessment and Tree Protection Plans 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.

(22) No development in any phase shall start until an Arboricultural Method Statement has been submitted to and agreed in writing by the Local Planning Authority and 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 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 construction work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(23) All reserved matters applications must be supported by an ecological mitigation and management plan. The Plan must include details of mitigation and enhancement measures as set out in the Ecological Impact Assessment Report (Mand R Ecology October 2013) . The development shall be carried out fully in accordance with the approved ecological mitigation and management plans and the Japanese Knotweed Outline Management Plan (Cooper Partnership November 2013). Reason - To protect and enhance biodiversity.

(24) 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.

(25) 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.

(26) No development in any phase 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.

(27) 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) 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

(28) Full details of all Listed Building setting mitigation works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the works shall be fully implemented in accordance with the approved details prior to the first occupation of any dwellings hereby permitted. Reason: to ensure that the development is appropriate in respect of the setting of Listed Buildings.

(29) With the exception of use by emergency vehicles, there shall be no vehicular access from Hardings Lane. Reason: vehicular access from Hardings Lane is not acceptable.

(30) 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.

(31) 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.

(32) Prior to the commencement of each phase of the development hereby approved a BREEAM Communities final certificate at Excellent level shall be submitted to and approved in writing by the Local Planning Authority in respect of that phase. Reason: to demonstrate the required compliance with BREEAM Communities Excellent standard.

(33) Before two years from the final occupation of each phase, a post occupancy evaluation report detailing compliance with BREEAM Communities Excellent must be submitted to and approved in writing by the Local Planning Authority, the parameters of which must be agreed with the Local Planning Authority prior to submission. Reason: to ensure compiance to the required BREEAM Communities standard.

(34) With the exception of a maximum of two adult supervised overnight stays per month for the junior sections of the uniformed groups, the community building hereby permitted shall not be used outside of the following times without the prior written consent of the Local Planning Authority: 0800 hours to 2200 hours Mondays to Thursdays and on Sundays and Bank Holidays, and 0800 hours to 2300 hours on Fridays and Saturdays. Reason: to protect the amenity of occupiers of nearby properties.

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 (35) or www.southernwater.co.uk.

A formal application to requisition water infrastructure 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 (POL)