Beacon Authority 2008-2009 Tackling Climate Change

EASTLEIGH BOROUGH COUNCIL

Development Control
Application No F/11/70044
Your ref
Please ask for Louise Cutts
Direct dial 023 8068 8259
Hours of work Thurs 9-5, Fri 9-4.30
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WYG Planning
Mr Alistair Harris
The Loft
St Clair's Farm
Wickham Road
Droxford
SO32 3PW

26 July 2012

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

Application No. F/11/70044

In pursuance of their powers under the above Act and in accordance with your application received on 25 November 2011, with subsequent amendments dated

09/12/2011, 10/01/2012, 19/01/2012, 23/01/2012, 09/07/2012

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

Description: Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures.

Site: Prysmian Cables (Former Pirelli Factory Site), Leigh Road, Eastleigh, SO50 9YE

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 48-1705-100-U, 48-1705-101-C, 48-1705-102-C, 48-1705-103-C, 48-1705-104-C, 48-1705-105-C, 48-1705-106-A, 48-1705-107-A, 48-1705-108-A, 48-1705-109, 48-1705-110-A, 48-1705-CS-SS-001, 48-1705-DL-SS-001-A, 48-1705-GF-SS-001-A, 48-1705-GE-SS-001, 48-1705-SS-MB-001-A, 48-1705-NB-SS-001, 48-1705-NB-SS-002, 48-1705-OS-SS-000148-1705-PA-SS-001-A, 48-1705-VISUALS-A, 48-1705-MB-2B-33-R-01-B, 48-1705-MB-2B-R-02-B, 48-1705-MB-2B-

34-S-01-A, 48-1705-MB-34-S-02-A, 48-1705-MB-2B-35-R-01-B, 48-1705-MB-2B-35-R-02-B, 48-1705-NS-FLATS-01-A, 48-1705-NS-FLATS-02-B, 48-1705-NS-FLATS-30-A, 48-1705-NS-FLATS-04-A, 48-1705-NS-FLATS-05-A, 48-1705-PA-4B-10-P-01, 48-1705-PA-4B-10-P-02, 48-1705-PA-4B-11-P-01, 48-1705-PA-4B-11-P-02, 48-1705-PA-3B-10-P-01, 48-1705-PA-3B-10-P-02, 48-1705-PA-3B-11-P-01-A, 48-1705-PA-3B-11-P-02-A, 48-1705-PA-3B-12-P-01, 48-1705-PA-3B-12-P-02, 48-1705-PA-3B-13-P-01, 48-1705-PA-3B-13-P-02, 48-1705-PA-3B-14-S-01, 48-1705-PA-3B-14-S-02, 48-1705-GF-3B-20-P-01, 48-1705-GF-3B-20-P-02, 48-1705-GF-3B-22-P-01, 48-1705-GF-3B-22-P-02, 48-1705-MB-5B-32-R-01, 1705-MB-5B-32-R-02, 1705-MB-5B-32-R-03-A, 1705-MB-4B-30-R-01, 1705-MB-4B-30-R-02, 48-1705-MB-4B-31-R-01, 48-1705-MB-4B-31-R-02, 48-1705-MB-3B-30-P-01-A, 48-1705-MB-3B-30-P-02-A, 48-1705-MB-3B-30-P-03-A, 48-1705-MB-3B-31-P-01-A, 48-1705-MB-3B-31-P-02, 48-1705-MB-3B-32-R-01-A, 48-1705-MB-3B-32-R-02-B, 48-1705-MB-3B-33-P-01-A, 48-1705-MB-3B-33-P-02-A, 48-1705-MB-3B-34-P-01, 48-1705-MB-3B-34-P-02, 48-1705-MB-2B-30-R-01, 48-1705-MB-2B-30-R-02-A, 48-1705-MB-2B-31-R-01, 48-1705-MB-2B-31-R-02-A, 48-1705-MB-2B-48-1705-MB-2B-32-S-01, 48-1705-MB-2B-32-S-02, 48-1705-CS-4B-40-P-01, 48-1705-CS-4B-40-P-02, 48-1705-CS-4B-41-P-01-A, 48-1705-CS-4B-41-P-02-A, 48-1705-CS-4B-42-R-01, 48-1705-CS-4B-42-R-02-A, 48-1705-CS-4B-43-P-01, 48-1705-CS-4B-43-P-02, 48-1705-CS-3B-40-P-01-A, 48-1705-CS-3B-40-P-02-A, 48-1705-CS-3B-41-R-01-A, 48-1705-CS-3B-41-R-02-B, 48-1705-CS-3B-42-P-01, 48-1705-CS-3B-42-P-02, 48-1705-CS-3B-43-R-01, 48-1705-CS-3B-43-R-02-A, 48-1705-NB-5B-50-R-01, 48-1705-NB-5B-50-R-02-A, 48-1705-NB-5B-51-R-01, 48-1705-NB-5B-51-R-02, 48-1705-NB-5B-51-R-03-A, 48-1705-NB-4B-50-P-01, 48-1705-NB-4B-50-P-02, 48-1705-NB-4B-51-P-01-A, 48-1705-NB-4B-51-P-02-A, 48-1705-NB-4B-52-P-01, 48-1705-NB-4B-52-P-02, 48-1705-NB-4B-53-P-01-A, 48-1705-NB-4B-53-P-02-A, 48-1705-NB-4B-54-P-01-A, 48-1705-NB-4B-54-P-02-A, 48-1705-NB-4B-55-P-01-A, 48-1705-NB-4B-55-P-02-A, 48-1705-NB-4B-56-P-01-A, 48-1705-NB-4B-56-P-02-A, 48-1705-NB-4B-57-R-01, 48-1705-NB-4B-57-R-02, 48-1705-NB-4B-57-R-03-A, 48-1705-NB-3B-50-P-01, 48-1705-NB-3B-50-P-02, 48-1705-NB-3B-51-P-01-A, 48-1705-NB-3B-51-P-02-A, 48-1705-NB-3B-52-S-01-A, 48-1705-NB-3B-52-S-02-A, 48-1705-NB-3B-53-S-01, 48-1705-NB-3B-53-S-02, 48-1705-NB-3B-54-R-01, 48-1705-NB-48-1705-NB-3B-54-R-02, 48-1705-NB-3B-55-P-01, 48-1705-NB-3B-55-P-02, 48-1705-NB-3B-56-S-01, 48-1705-NB-3B-56-S-02, 48-1705-NB-2B-50-R-01, 48-1705-NB-2B-50-R-02, 48-1705-NB-2B-51-S-01-A, 48-1705-NB-2B-51-S-02-A, 48-1705-NB-2B-52-S-01-A, 48-1705-NB-2B-52-S-02-A, 48-1705-NB-2B-53-R-01, 48-1705-NB-2B-53-R-02, 48-1705-NB-2B-54-P-01, 48-1705-NB-2B-54-P-02, 48-1705-NB-2B-55-P-01, 48-1705-NB-2B-55-P-02, 48-1705-OS-4B-60-P-01, 48-1705-OS-4B-60-P-02, 48-1705-OS-3B-60-P-01-A, 48-1705-OS-3B-60-P-02-A, 48-1705-OS-3B-61-P-01, 48-1705-OS-3B-61-P-02, 48-1705-OS-3B-62-P-01, 48-1705-OS-3B-62-P-02, 48-1705-OS-3B-63-R-01, 48-1705-OS-3B-63-R-02-A, 48-1705-OS-3B-64-P-01, 48-1705-OS-3B-64-P-02, 48-1705-OS-3B-65-P-01, 48-1705-OS-3B-65-P-02, 48-1705-OS-3B-66-R-01, 48-1705-OS-3B-66-R-02, 48-1705-OS-2B-60-P-01, 48-1705-OS-2B-60-P-02, 48-1705-GE-4B-70-P-01-A, 48-1705-GE-4B-70-P-02-A, 48-1705-GE-4B-71-P-01, 48-1705-GE-4B-71-P-02, 48-1705-GE-4B-72-P-01, 48-1705-GE-4B-72-P-02, 48-1705-GE-3B-70-S-01, 48-1705-GE-3B-70-S-02, 48-1705-GE-3B-71-S-01, 48-1705-GE-3B-71-S-02, 48-1705-GE-3B-72-P-01-A, 48-1705-GE-3B-72-P-02-A, 48-1705-GE-3B-73-P-01, 48-1705-GE-3B-73-P-02, 48-1705-GE-3B-74-P-01, 48-1705-GE-3B-74-P-02, 48-1705-GE-3B-75-R-01, 48-1705-GE-3B-75-R-02-A, 48-1705-GE-3B-77-R-01-A, 48-1705-GE-3B-77-R-02-A, 48-1705-GE-3B-78-R-01, 48-1705-GE-3B-78-R-02, 48-1705-GE-2B-70-P-01-A, 48-1705-GE-2B-70-P-02-A, 48-1705-GE-2B-71-S-01, 48-1705-GE-2B-71-S-02, 48-1705-GE-2B-72-S-01-A, 48-1705-GE-2B-72-S-02-A, 48-1705-GE-2B-73-S-01, 48-1705-GE-2B-73-S-02, 48-1705-GE-2B-74-R-01, 48-1705-GE-2B-74-R-02, 48-1705-GE-2B-76-R-01, 48-1705-GE-2B-76-

R-02, 48-1705-DL-3B-80-P-01-A, 48-1705-DL-3B-80-P-02-A, 48-1705-DL-3B-81-P-01, 48-1705-DL-3B-81-P-02, 48-1705-DL-3B-82-R-01, 48-1705-DL-3B-82-R-02, 48-1705-DL-3B-83-S-01, 48-1705-DL-3B-83-S-02, 48-1705-DL-3B-84-S-01, 48-1705-DL-3B-84-S-02, 48-1705-DL-2B-80-R-01, 48-1705-DL-2B-80-R-02, 48-1705-DL-2B-81-P-01-A, 48-1705-DL-2B-81-P-02-A, 48-1705-DL-2B-82-S-01, 48-1705-DL-2B-82-S-02, 48-1705-DL-2B-83-P-01, 48-1705-DL-2B-83-P-02, 48-1705-NS-2B-90-R-01-A, 48-1705-NS-2B-90-R-02-A, 48-1705-NS-2B-90-R-03-A, 48-1705-NS-2B-90-R-04-A, 48-1705-NS-2B-90-R-05-A, 48-1705-NS-2B-90-R-06-A, 48-1705-NS-2B-90-R-07-A, 48-1705-NS-2B-90-R-08-A, 48-1705-GAR-01-A, 48-1705-GAR-02-A, 48-1705-GAR-03, 48-1705-GAR-04-A, 48-1705-GAR05-A, 48-1705-GAR-06-A, 48-1705-GAR-07-A, 48-1705-GAR-08-A, 48-1705-GAR-09, 48-1705-GAR-10, 48-1705-GAR-11, 48-1705-CYC-01, 48-1705-BIN-01. 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) 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.

(4) 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 street lighting and/or 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: Details of chimneys.

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

h: Boundary wall decoration.

i: The ground floor levels above ordnance datum of all buildings.

j: The provision of street trees.

k: Provision of biodiversity supporting proposals.

l: Window details and designs.

m: Green roofs.

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

o: The provision to be made for the storage of refuse.

(5) 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.

(6) 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'.

(7) 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'

(8) Before development commences, details of bat sensitive lighting along Dew Lane must be submitted to and agreed by the Local Planning Authority. The lighting scheme must be implemented in accordance with these details. Reason: To protect priority species.

(9) Prior to the commencement of the development, a detailed construction methodology for the Dew Lane footpath/cycleway which protects the existing hedge between the footway and the carriageway shall be shall be submitted in writing to the Local Planning Authority. Once approved, the development shall proceed in accordance with the strategy. Reason: to safeguard a feature of biodiversity importance.

(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 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.

(11) 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 shall be fully implemented before the buildings hereby approved are occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(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 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.

(13) Before development of each phase commences, details of all crime prevention measures associated with the dwellings, offices and D1/C3 building and rear car parking courts must be submitted to and agreed in writing by the Local Planning Authority. Reason. In the interest of crime prevention.

(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) 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.

(16) 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.

(17) Before first occupation or as otherwise agreed in writing by the Local Planning Authority, direct vehicular, pedestrian and cycle access shall be provided from the site from George Raymond Road, Great Farm Road, Dew Lane and Passfield Avenue. Reason: To ensure a permeable development.

(18) The road layout of the site must be designed so as to provide for a comprehensive scheme of development with land lying to the east. Reason: To secure satisfactory development of the area as a whole.

(19) Before development commences of the central block of flats, details of the design of the internal car park for the central block of flats including floor to ceiling heights, lighting, vision splays, floor, wall and ceiling finishes, mirrors, internal fenestration etc must be submitted to and approved in writing by the Local Planning Authority. The development must then accord with these details.Reason: To ensure good car park design to ensure car parking ratios are maintained.

(20) Before development commences of the central block of flats, a plan for the secure control of access to and management of the underground car parking associated with the central block of flats must be submitted to and agreed in writing by the Local Planning Authority. This must include an office for management personnel. The car park must thereafter be managed in accordance with the approved plan. Reason: To ensure controlled access and proper management of the parking area in the interests of crime prevention.

(21) Before development of the phase containing or adjoining the approved C3/D1 building commences, a scheme for protecting the proposed dwellings, including those within the C3/D1 building hereby permitted, from noise associated with the C3/D1 building hereby permitted 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 permitted dwelling 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.

(22) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i) The results of the site investigation and detailed risk assessment referred to in previous investigations and correspondence and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (i) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Previous site investigation has identified significant contamination on site. In order to protect groundwater and surface water from pollution, appropriate remediation is required.

(23) A verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved. Reason: Previous site investigation has identified significant contamination on site. In order to protect groundwater and surface water from pollution, verification of the remediation works is required.

(24) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Reason: In order to protect groundwater and surface water from pollution. The previous site investigation has identified significant contamination on site.

(25) No development shall take place until a programme of archaeological work in accordance with an agreed specification has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved specification. Reason: To investigate archaeological potential and protect archaeology.

(26) 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.

(27) Details of the installation of plant and equipment which gives rise, or is likely to give rise, to emissions to air of either ash, dust, fume, gases, grit, odours or soot shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of amenity.

(28) Before development commences, an assessment of the development upon air quality must be submitted to the Local Planning Authority. Air Quality management measures must then be agreed in writing with the Local Planning Authority before development commences and implemented in accordance with the agreed measures. Reason. To protect air quality.

(29) 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 buildings hereby permitted and retained thereafter.

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

(30) 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.

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

(i) A Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 1 and 2, and BS10175:2001 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;

(ii) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and, unless otherwise agreed with the Local Planning Authority;

(iii) A detailed 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 minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

(32) The development 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 Condition 31(iii) that any remediation scheme required and approved under the provisions of Condition 31(iii) 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 comprise:

(i) Built drawings of the implemented scheme;

(ii) Photographs of the remediation works in progress;

(iii) 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 31(iii).

Reason: to minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

(33) 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.

(34) The existing access arrangement to the site must be stopped up and abandoned and footway and verge crossings shall be reinstated in accordance with details to be approved by the Local Planning Authority, immediately after completion of the new access, or by such later date as may be determined by the Local Planning Authority. Reason: In the interests of highway safety.

(35) 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.

(36) 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.

(37) During the construction period no storage of building materials or parking of vehicles shall take place underneath the crown spread of the tree(s) to be retained on the site. Reason: To protect the health of the trees to be retained on the site.

(38) The burning of materials obtained by site clearance or from any other source must not take place within 3 metres of the furthest extent of the canopy of any tree, or group of trees to be retained on this site or adjoining land. Reason: To protect the health of the trees to be retained on site.

(39) 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.

(40) 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.

(41) No sound amplification equipment, which is audible outside the community building as defined on the approved plan, shall be installed in the C3/D1 building hereby permitted without the consent, in writing, of the Local Planning Authority. Reason: In the interests of the amenities of occupiers of nearby properties.

(42) 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.

(43) The mixed C3/D1 building (as defined in the Town and Country Planning Use Classes Order 1987 or any other statutory instrument revoking and re-enacting that Order) hereby permitted shall be used for D1 purposes only on the ground floor, D1 or C3 uses on the first floor and C3 uses only on the second and third floor (as defined in the Town and Country Planning Use Classes Order 1987 or any other statutory instrument revoking and re-enacting that Order). Reason: To enable the building to be used for residential and community purposes/D1 uses in the interest of sustainable mixed use communities.

(44) 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. Details of the materials and design to be used must be approved in writing by the Local Planning Authority before development commences. Reason: To enhance the appearance of the development and/or to provide privacy.

(45) 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.

(46) No external plant or equipment shall be installed on the C3/D1 building hereby permitted without the prior written consent of the Local Planning Authority. Any external plant designed for use in connection with the building must have provided with it sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises are protected. These measures must be submitted and agreed in writing with the Local Planning Authority before the operation requiring the external plant/equipment commences. The plant shall then be operated in accordance with these agreed measures. Reason: To protect the amenity of occupiers of adjoining residential properties.

(47) The existing buildings except the office block must be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced. Reason: The site is not suitable to accommodate both the existing and the proposed buildings.

(48) 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 each parking bay 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.

(49) The D1 areas of the C3/D1 building hereby permitted shall not be open for use outside of the following times without the prior written consent of the Local Planning Authority: 0700-2200 Monday to Thursday and on Bank Holidays, and 0700-2300 on Fridays and Saturdays. Reason: To protect the amenity of occupiers of nearby properties.

(50) The development shall proceed in accordance with the mitigation and monitoring strategies detailed in the 'Reptile Presence / Likely Absence Survey Report (December 2011, WYG)'. A report of mitigation and monitoring work shall be submitted to the Local Planning Authority in years 1, 3 and 5 following completion of development. Reason: to safeguard priority species (Policy 25.NC).

(51) 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.

(52) The development shall accord with the BS 5837 Tree Assessment produced by Ecourban Ltd dated 17th November 2011. Protective fencing and ground protection must be erected as per the Tree Protection Plan enclosed within the report. Reason: To protect trees.

(53) 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.

(54) 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.

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:

South East Plan.

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, 52.BE, 59.BE, 62.BE, 63.BE, 66.BE, 71.H, 72.H, 73.H, 74.H, 80.H, 92.T, 100.T, 101.T, 102.T, 103.T, 104.T, 108.E, 145.OS, 147.OS, 165.TA, 167.LB, 168.LB, 186.IN, 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.

NOTE TO APPLICANT: The applicants attention is drawn 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. This is explained

further in Advice Note 4, 'Cranes and Other Construction Issues' (available at http://www.aoa.org.uk/policy-safeguarding.htm)

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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)