EASTLEIGH BOROUGH COUNCIL

Application	F/17/80055
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Thursday 7 September 2017

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/17/80055

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 February 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 8no. dwellings with access from Sherborne Way to ancillary car park with landscaping and pedestrian access to Hobb Lane and Sherborne Way, following demolition of existing building

Site: 14 Hobb Lane, Hedge End, Southampton, SO30 0GH

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 10231-PL(B)-01 Rev L, 10231-PL(B)-02 Rev G, 10231-PL(B)-03 Rev G, 10231-PL(B)-04 Rev G, 10231-PL(B)-05 Rev G, 10231-PL(B)-06 Rev H, 10231-PL(B)-07 Rev G, 10231-PL(B)-08 Rev D, SC01-004 Rev C & Survey Sheet 1 of 1.

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted

have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

4 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+A1 2013 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+A1 2013 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.

5 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 the above condition 4(c) that any remediation scheme required and approved under the provisions of the above condition 4(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; and
(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 5(c).

Reason: To ensure any land contamination is suitably dealt with.

6 No construction or demolition work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local

Planning Authority which shall have due regards to details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (4) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management). Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
b) measures to control the emission of noise, dust and dirt generated by demolition and construction;
c) provision for storage, collection, and disposal of rubbish from the development during construction period;
d) details of contractor parking on-site;
e) measures to prevent water run-off into watercourse; and
f) details and timings of piling required.
Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In the interest of amenity.

7 Before any work commences on site a Construction Environment Management Plan will be submitted to and agreed by Eastleigh Borough Council incorporating safeguards to preserve the water quality and flows leaving the site within the construction phase. The CEMP should detail:
a) Safeguards to ensure pollutants found or on site or used within the construction process remain within the site confines; and
b) A separate drainage system is designed for the construction process only, containing three forms of filtration, unless otherwise agreed in writing by the LPA. This system should be detailed within the script and accompanied by a pictorial representation of the filtration train.

Reason: To ensure no impact on the Solent Complex due to contamination and changes in flow.

8 The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Reason: To protect existing water apparatus.

9 Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure satisfactory provision of foul water drainage.

10 Before construction commences on site, a detailed design and maintenance

plan for Sustainable Urban Drainage will be submitted to and agreed by Eastleigh Borough Council in consultation with Southern Water Services. The plan should ensure that:
a) water passes through naturalised three treatment stages before leaving the site unless otherwise agreed in writing by the LPA;
b) discharge rates reflect current levels; and
c) the hydrology of the site is maintained.

Reason: To ensure the preservation of water flows and water quality to the Solent Complex

11 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 treatments, and shall provide details of timings for all landscaping and any future management and maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard prior to the occupation of the development.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

12 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.

13 No development shall start until details of the access including any footway and verge crossing, as well as measures to reduce headlight impact, 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.

Reason: To ensure satisfactory vehicular access.

14 No development shall start until the existing buildings have been demolished and all resultant materials have been removed from the site.

Reason: To protect the amenities of the occupiers of nearby properties.

15 Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy (Ref. : 14110-AIA3-PB dated 7th July 2015. The tree protection

shall be positioned as shown on the Tree Protection Plan, (ref. 1411D-BT3), before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: To protect the trees within and adjacent to the site.

16 Prior to the occupation of any building within each individual phase of the development [or, in accordance with a timetable to be agreed in writing with the Local Planning Authority], as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority: In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent.

17 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Ambiental (ref 2319, dated August 2015) and the FRA Addendum by AWP (ref 0510, dated 14 February 2017). The following mitigation measures detailed within both documents shall be enacted:
a) 495.4m3 (cubic metres) of compensatory flood storage shall be provided;
b) Any reprofiling of the site shall ensure that onsite levels shall remain the same or lower across the site, excluding the proposed buildings and accesses; and
c) Finished floor levels for each dwelling are set no lower than the levels detailed in Table 5 of the FRA.
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

18 The new access shall not be brought into use until the existing site access has been stopped up and abandoned and the footway & verge have been reinstated in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority.

Reason: To ensure that there is only one vehicular access to the property and in the interests of visual amenity and highway safety.

19 Prior to the occupation of the building hereby approved, details and plans of all external lighting must be submitted to, and approved in writing by, the Local Planning Authority. The agreed lighting scheme must then be implemented fully in accordance with the approved details.

Reason: In the interest of residential amenity and crime prevention.

20 The development hereby permitted shall not be occupied until the unallocated parking area has been provided in accordance with the approved plans.

Reason: To make provision for off street parking for the purpose of highway safety.

21 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.

22 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 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.

23 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.

24 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes B and C of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

Note to Applicant: You are advised to contact Southern Water to discuss any required sewer diversion. A formal application is also required for connection to the public sewerage system and you will need to initiate a sewer capacity check to identify the appropriate connection point for the development. Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW or www.southernwater.co.uk.

Note to Applicant: The applicant is advised that in advance of the commencement of development conditions 4/5 require an assessment be completed and approved. 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.

Note to Applicant: This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within 8m of the top of the bank of the Marls Road Tributary, which is designated a main river.

Note to Applicant: The Environment Agency require unobstructed access to the adjacent stream at all times, including during any construction works. Separately to planning permission, under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Marls Road Tributary which is designated a 'main river'.

Note to Applicant: 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.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes