EASTLEIGH BOROUGH COUNCIL

White Young Green
The Pavilion
1st Floor Botleigh Grange Office Campus
Hedge End
Southampton
SO30 2AF

Application	R/17/79892
Please ask for	Dawn Errington
Direct dial	023 8068 8260
Working hours	Mon to Thurs
Email	dawn.errington@eastleigh.gov.uk

FAO Jon Bray

26 May 2017

Dear Sir/Madam

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

Application No. R/17/79892

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 31 January 2017 the Council, as Local Planning Authority hereby **Approve** the following :

Description: Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023 which was subject to Environmental Impact Assessment) for the erection of 560 dwellings comprising parcels 2A / 2B (part) and 3B / 4A; public open space in parcels 3C (part) and 1E; access road within parcel 1D/1B (Local Centre/Primary School); a pumping station within parcel 4B on land to the east of Stoneham Lane; associated landscaping, drainage, car parking, refuse storage and boundary treatments. Proposal to include diversion of existing public right of way (footpath 54)

Site: Land South of Chestnut Avenue/North Stoneham Park, Chestnut Avenue, Stoneham Lane, Eastleigh, SO50 9HT

Subject to due compliance with the following conditions

(1)The development hereby permitted shall be implemented in accordance with the following plans numbered: 024.0032.001, 14-159-004 Rev G, 14-159-005 Rev G, 14-159-012 Rev F, 14-159-030 Rev C, 14-159-031 Rev C, 14-159-032 Rev C, 14-159-033 Rev C, 14-159-034 Rev C, 14-159-035 Rev D, 14-159-036 Rev D, 14-159-037 Rev D, 14-159-038 Rev D, 14-159-039 Rev D, 14-159-040 Rev D, 14-159-041 Rev D, 14-159-042 Rev D, 14-159-043 Rev D, 14-159-044 Rev D,

14-159-045 Rev D, 14-159-046 Rev D, 14-159-047 Rev D, 14-159-048 Rev D, 14-159-049 Rev C, 14-159-050 Rev C, 14-159-051 Rev C, 14-159-052 Rev C, 14-159-053 Rev C, 14-159-054 Rev C, 14-159-055 Rev C, 14-159-056 Rev C, 14-159-057 Rev C, 14-159-058 Rev C, 14-159-059 Rev C, 14-159-060 Rev C, 14-159-061 Rev C, 14-159-062 Rev C, 14-159-063 Rev C, 14-159-064 Rev C, 14-159-065 Rev C, 14-159-066 Rev C, 14-159-067 Rev C, 14-159-068 Rev C, 14-159-069 Rev C, 14-159-070 Rev D, 14-159-071 Rev D, 14-159-072 Rev E, 14-159-073 Rev E, 14-159-074 Rev F, 14-159-084, 14-159-093 Rev A, 14-159-094, 14-159-095 14-159-120, 14-159-121, 14-159-122 Rev A 16.085.001 Rev A, 16.085.005, 16.085.010 Rev C, 16.085.011 Rev A, 16.085.012 Rev C, 16.085.013 Rev C, 16.085.100 Rev A, 16.085.101 Rev A, 16.085.102 Rev A, 16.085.103 Rev A, 16.085.104 Rev B, 16.085.105 Rev B, 16.085.106 Rev B, 16.085.107 Rev A, 16.085.108 Rev A, 16.085.109 Rev A, 16.085.110 Rev A, 16.085.111 Rev B, 16.085.112 Rev A, 16.085.113 Rev A, 16.085.114 Rev C, 16.085.115 Rev A, 16.085.116 Rev A, 16.085.117 Rev A, 16.085.118 Rev C, 16.085.119 Rev A, 16.085.120 Rev A, 16.085.121 Rev A, 16.085.122 Rev C, 16.085.123 Rev A, 16.085.202 Rev B, 16.085.203 Rev A, 16.085.204 Rev A, 16.085.205 Rev A, 16.085.206 Rev B, 16.085.207 Rev A, 16.085.208 Rev B, 16.085.209 Rev B, 16.085.210 Rev B, 16.085.211 Rev A, 16.085.212 Rev B, 16.085.213 Rev A, 16.085.214 Rev A, 16.085.215 Rev A, 16.085.216 Rev B, 16.085.217 Rev B, 16.085.218 Rev B, 16.085.219 Rev B, 16.085.220 Rev B, 16.085.221 Rev B, 16.085.222 Rev A, 16.085.223 Rev A, 16.085.224 Rev C, 16.085.225 Rev B, 16.085.226 Rev A, 16.085.227 Rev A, 16.085.228 Rev A, 16.085.229 Rev A, 16.085.230 Rev A, 16.085.231 Rev A, 16.085.232 Rev C, 16.085.233 Rev B, 16.085.234 Rev B, 16.085.235 Rev A, 16.085.236 Rev B, 16.085.237 Rev B, 16.085.238 Rev A, 16.085.239 Rev A, 16.085.250 Rev A, 16.085.300 Rev C, 16.085.301 Rev B, 16.085.302 Rev B, 16.085.303 Rev C, 16.085.304 Rev B, 16.085.305 Rev B, 16.085.306 Rev B, 16.085.307 Rev C, 16.085.308 Rev C, 16.085.310 Rev B, 16.085.311 Rev B, 16.085.312 Rev C, 16.085.313 Rev C, 16.085.314 Rev B, 16.085.315 Rev B, 16.085.316 Rev B, 16.085.317 Rev D, 16.085.319 Rev B, 16.085.320 Rev B, 16.085.321 Rev B, 16.085.322 Rev B, 16.085.323 Rev C, 16.085.324 Rev B, 16.085.325 Rev C, 16.085.326 Rev B, 16.085.327 Rev B, 16.085.328 Rev A, 16.085.329 Rev B, 16.085.330 Rev A, 16.085.350, 16.085.351, 16.085.352, 16.085.353, DD145D01 Rev A, DD145D02, DD145D03, DD145L01 Rev A, DD145L02 Rev A, DD145L03 Rev A, DD145L04 Rev A, DD145L05 Rev A, DD145L06 Rev A, DD145L07 Rev A, DD145L08 Rev A, DD145L09 Rev A, DD145L10 Rev A, DD145L11 Rev A, DD145L12 Rev A, DD145L13 Rev A, DD145L14 Rev A, DD145L15 Rev A, DD145L16 Rev A, DD145L17 Rev A, DD145L18 Rev A, DD145L19 Rev A, DD145L20 Rev A, DD145L21 Rev A, DD145L22 Rev A, DD145L25, DD145L27 Rev A, DD145L29
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall be fully in accordance with the submitted Design Code January 2017 Revision A . Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(3) The garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety.

(4) No garage other than those shown on the approved plans shall be constructed on any plot without the prior written permission of the Local Planning Authority. Reason: in the interests of visual amenity.

(5) Each housing unit hereby permitted shall not be occupied until the areas shown on the approved plan for the parking vehicles for that unit (including those areas marked out on the plan as being unallocated) shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking areas shall then be permanently retained and reserved for that purpose at all time. Reason: To make provision for off-street parking for the purpose of highway safety.

(6) No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority. Reason: In the interests of proper planning.

(7) No sub-phase of the development above slab level shall take place until large-scale details [at a scale of 1:50, or as agreed] of all types of porches, dormer windows, garage doors, bay windows and blind windows have been submitted to and agreed in writing by the Local Planning Authority for that sub-phase. Development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

(8) All House Type 11 second floor rear windows on Plots 87-95, 73-74 and 118 Area 2A/2B shall only be top opening and obscure glazed. Reason: In order to protect the amenity and privacy of occupiers of properties to the rear.

(9) All landscaping within the sight lines for road junctions shall be maintained to ensure that it does not exceed 0.6m in height . Reason: In the interests of highway safety

(10) Details of the management and maintenance of all undopted roads, footways and hardsurfaced public amenity areas shall be submitted to and approved in writing by the Local Planning Authority and the agreed details shall be fully implemented. Reason: in the interests of public and visual amenity.

(11) The development shall fully accord with a final version of the submitted Arboricultural Impact Assessment and approved Method Statement (Ref: CBA10259 v2) dated April 2017, which shall include Local Planning Authority approved management and timescale of works specifications for T71. Protective fencing and ground protection must be installed in direct accordance with the

Method statement and Tree Protection Plan CBA10259.02A TPP Phase 2A2B 3B4A. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(12) Details of all street furniture for the public areas shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Reason: in the interests of amenity

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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/15/76023 which was permitted on 8 January 2016.

Notes to Applicant and Purchasers:

The proposed three-bedroom properties on Plots 73, 74, 75, 87, 88, 89, 90, 91, 92, 93, 94, 95, 118, 199, and 120 Phase 2A/2B (House Type 11) must be marketed/sold/leased/occupied as three-bedroomed properties only. The proposed "study" for these properties should not be identified or used as a bedroom.

Note to Applicant:

There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and the applicant is encouraged to contact HCC as soon as possible to discuss any works of this nature.

Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.

No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.

If there is likely to be an effect on the footpath in terms of dust, noise or other obstruction during the period of the works, HCC suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the footpath, the applicant should contact the County Council directly to discuss the Temporary Closure of the footpath for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at http://www3.hants.gov.uk/row/making-changes/temp-closures.htm

Details relating to planting, boundary treatments and materials are to be treated as illustrative with final details to be approved under the condition discharge process

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes