EASTLEIGH BOROUGH COUNCIL

Application	F/17/80188
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Friday 8 December 2017

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

Application No. F/17/80188

In pursuance of their powers under the above Act and in accordance with your application received on Friday 3 March 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 9no. dwellings, 6no. three bed and 3no. four bed houses with vehicular access, parking, landscaping and refuse storage. (Amended Description).

Site: Land to the rear of 86 Edward Avenue, Bishopstoke, Eastleigh, SO50 6DY

Subject to due compliance with the following conditions:

1 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.

2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1099-PD-101 Rev H, 1099-PD-103 Rev E, 1099-PD-105 Rev B, 1099-PD-106 Rev B, 1099-PD-107, 1099-PD-110, 1103/01 Rev B, 1339-2017.
Reason: For the avoidance of doubt and in the interests of proper planning.

3 No work shall start on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
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 BS10175:2011 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed

with the Local Planning Authority;
b) 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;
c) 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 a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.
Reason: To minimise the risk from land contamination for public safety.

4 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.
Reason: To minimise the risk from land contamination for public safety.

5 No construction or demolition work shall start until a Construction Management Plan 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
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.

n) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.
o) Diagrammatic and written details of construction drainage containing three forms of temporary filtration
Reason: To limit the impact the development has on the amenity of the locality and to ensure no impact on the River Itchen SAC/ Solent SAC from pollution within the construction process

6 No development shall start until details for the on site provision of bin and 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 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.

7 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.

8 Before development commences, details of the proposed means of foul sewerage disposal must be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To provide adequate foul and surface water sewerage disposal.

9 The development hereby permitted shall not commence until details of a scheme for disposing of surface water by means of a sustainable drainage system (SuDS) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall employ a three-stage naturalised filtration process unless otherwise agreed in writing with the LPA that an alternative method can be demonstrated to meet a higher water quality standard so as to ensure the quality of water running off the site would not harm the designation of the Itchen in perpetuity. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of the development whichever is the earlier. The submitted details shall:
(i) provide 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 groundwater and/or surface waters;
(ii) include a timetable for its implementation;
(iii) identify a water quality measure to reflect the best water outflow from the system to meet best practice guidance, and
(iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
Reason: To ensure no adverse impact on the River Itchen SAC from pollution

within the operational phase and to prevent off-site flooding.

10 No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.
Reason: To ensure satisfactory drainage for the development.

11 Prior to the occupation of the building [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.

12 No construction or demolition work shall start until a method statement for the protection of dormice has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:

- The safeguards put in place to ensure no impact on dormice within the construction process.
- A lighting strategy ensuring light levels of less than 1 lux on all hedgerows and tree lines within the site.

The demolition and construction work shall only take place in accordance with the approved.
Reason: To ensure no impact on dormice due to habitat loss, fragmentation or increases in lighting.

13 Bat activity and automated surveys commencing in June should be undertaken twice monthly until October should be submitted to and agreed by Eastleigh Borough Council before construction commences. An avoidance and mitigation strategy should be agreed for any indirect impacts due to lighting or other urbanisation impacts if significant bat foraging or rare bats are recorded.
Reason: To assess the site for Barbastelle and other large woodland bat foraging activity and avoid or mitigate impacts.

14 No excavation, demolition or development related works shall take place on site until a detailed Arboricultural Method Statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) has been submitted and approved by the LPA. The approved detailed Method Statement must address the heads of terms supplied within the Arboricultural Assessment and preliminary Method Statement. The detailed Method Statement must be adhered to in full, and may only be modified subject to written agreement from the LPA.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

15 No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as detailed in the Tree protection Plan and detailed Arboricultural Method Statement. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to an agreed supervision statement.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

16 Details of any retaining structures required across the site requiring a height greater than 300mm above finished ground levels, or that require ground intrusive works within the tree protection zones of trees shown to be retained shall be submitted to and agreed in writing with the Local Planning Authority prior to them being implemented on site.
Reason: For the avoidance of doubt and in the interests of proper planning.

17 No development shall start until details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatment has been provided in accordance with the approved details and retained thereafter.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

18 The dwellings hereby permitted shall not be occupied until a means of vehicular access, including any crossing of the footway and verge, has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.
Reason: In the interest of highway safety.

19 Not withstanding the submitted details 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.

20 No unit hereby approved shall be occupied until such time as the parking spaces and other service facilities for that unit, including bin stores, cycle stores, vehicle turning areas, garden boundary treatments and access paths, have been fully provided in accordance with the approved plans. The parking spaces shall be retained at all times for residents parking of vehicles.
Reason: For the avoidance of doubt and in the interests of proper planning

21 The first floor window on the southern elevation of plot 9 shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

22 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 A, B, C, D, E & F 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 maintain sufficient amenity space for the residents and protect the amenities of the locality.

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 All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 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. All landscaping shall be subsequent retained.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

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.

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which

involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

Note to Applicant: The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit must be obtained from Hampshire Highways, HCC call centre number 0845 6035633.

Note to Applicant: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Note to Applicant: A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Yours faithfully



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes