EASTLEIGH BOROUGH COUNCIL

Application	F/17/80382
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Wednesday 28 March 2018

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

Application No. F/17/80382

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 May 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings.

Site: Braxells Farm, Winchester Road, Botley, Southampton SO32 2BX

Subject to due compliance with the following conditions:

1 The development hereby permitted shall begin no later than three years from the date of this decision.
Reason: To comply with Schedule 2, Part 16 of the Town and Country Planning General Permitted Development Order 2015.

2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1774 01 B; 1774 L01; 1774 10; 1774 11; 1774 12; 1774 13; 1774 14; 1774 15; 1774 16; 1774 17; 1774 18; 1774 19; 1774 20; 1774 21; 1774 22; 1774 23.
Reason: For the avoidance of doubt and in the interests of proper planning.

3 No construction or demolition work shall start until a Construction and Environment 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 plan which shall include:
a) no construction or demolition work shall take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

b) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
c) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by demolition and construction;
g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
h) provision for storage, collection, and disposal of rubbish from the development during construction period;
i) measures to prevent mud and dust on the highway during demolition and construction;
j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
k) temporary lighting (if required);
l) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
m) diagrammatic and written details of construction drainage.
This comprehensive management plan shall have due regard to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management).
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.

4 Notwithstanding the information submitted to date, prior to the commencement of development a detailed sustainable drainage system (SUDs) shall be submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include the SUDs layout; source control measures to limit pollutants leaving the site, which should include 3 forms of filtration (unless otherwise agreed in writing by the LPA); a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system and to maintain operational water quality and surface water flows from the site into the tributary of the River Hamble are maintained at current levels]. The approved system shall be implemented and thereafter managed and maintained in accordance with the approved details.
Reason: To ensure satisfactory drainage from the development and to ensure no impact on the Solent Complex from pollution or changes in flow within the operational phase.

5 Prior to occupation of the development a scheme for the disposal of foul sewage should be submitted to and approved by the Local Planning Authority. This should include details of the provision, management and future maintenance of the foul water scheme.
Where the scheme includes a proposal for onsite treatment it shall:
1) Provide full justification as to why a mains connection cannot be forthcoming;
2) Demonstrate that any on site treatment solution must be capable of being connected to the sewer network of an OFWAT appointed sewerage undertaker if a public sewer is provided to serve either of the adjacent development sites (0/15/7593 – Land to the North West of Boorley Green) and O/12/71514 – Land to the North and East of Boorley Green); and
3) Provide details of who will be the 'Responsible Party' for the commissioning and maintenance of the onsite option (this must be the developer or other single entity, but not individual property owners).
Reason: To ensure protection of the water environment.

6 No development shall start until details 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 agreed in writing by the Local Planning Authority and shall include:
a) Details and samples of the materials to be used in the construction of the external surfaces of the development;
b) The alignment, height and materials of all walls, fences and other means of enclosure;
c) Plans including cross sections to show proposed ground levels and finished floor levels and their relationship to existing levels both within the site and on immediately adjoining land;
d) Width, alignment, gradient, sight lines, lighting and type of construction proposed for the road, main access, footpath and southern access to neighbouring land. Any lighting shall be sited to minimise spillage and avoid impacting on flight corridors used by bats;
e) Details for ongoing management and maintenance of the road and footpath including any future plans for adoption;
f) A landscaping scheme to cover all surfacing, trees and planting (to include native planting).
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area and to limit the impact the development has on the locality.

7 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.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

8 The development must accord with the Arboricultural Implications Assessment and Method Statement 17877 – AIA dated 26 March 2017 (unless otherwise agreed in writing by the LPA). Tree Protection must be addressed as per the Tree Protection Plan ECO 3. Tree protection measures shall be retained in their approved form for the duration of the work. No development, excavation or demolition shall commence until a site meeting has taken place with the site manager, the retained Arboricultural consultant and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the tree protection, ensuring it conforms to the Tree Protection Plan and the Arboricultural Report. All other aspects of the Arboricultural Report will be addressed at this meeting. 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 tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

9 Prior to reaching DPC level, a sensitive lighting strategy to protect bats shall be submitted and agreed in writing with the planning authority.
Reason: To protect bat species.

10 If any reptiles are encountered during site clearance or construction, work shall cease immediately and a strategy for mitigation shall be agreed in writing with the Local Planning Authority prior to work continuing.
Reason: To protect and enhance biodiversity.

11 Prior to reaching DPC level, details for the on-site provision of cycle storage facilities for dwellings without garages shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the 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.

12 The development shall not be occupied [unless agreed in writing by the Local Planning Authority] until ‘as built’ stage SAP data confirming a 19% improvement of dwelling emission rates over target emission rates as set by building regulations and an ‘as built’ stage water calculator confirming predicted internal mains water consumption to be no more than 105 litres/person/day has been submitted to and approved in writing by the Local Planning Authority.
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”.

13 Prior to reaching DPC level, a noise mitigation scheme to address the impact of traffic noise shall be submitted for approval and thereafter implemented and retained unless otherwise agreed in writing by the local planning authority. The noise mitigation scheme shall set out how satisfactory internal noise levels will be achieved within habitable rooms, through the provision of sound insulation and associated arrangements for the provision of background ventilation in such rooms. The noise mitigation scheme shall also set out how private garden areas will be protected from transportation noise.

14 No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
a) 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 and as set out in Contaminated Land Report Nos. 11, CLR11, and BS 10175:2011+A1:2013 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
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 and in accordance with BS 10175:2011+A1:2013, and BS 8576:2013 and unless otherwise agreed with the LPA
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: To minimise the risk from land contamination for the safety of the property's occupiers.

15 The development hereby permitted shall not be occupied until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 14(c) that any remediation scheme required and approved under the provisions of condition 14(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA 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 description of the site and its background, and summary of relevant site information,
- A description of the remediation objectives and remedial works carried out
- verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly

Thereafter the scheme shall be monitored and maintained in accordance with

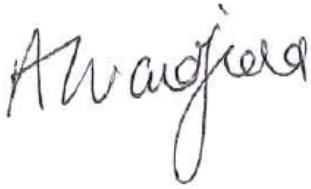
the scheme approved under condition 14(c).
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

16 Prior to reaching DPC level, the number and location of artificial bat roosts, and the timing for installation, shall be agreed in writing with the Local Planning Authority. This shall include boxes to be fitted to trees at the western boundary at not lower than two metres in height. The artificial bat roosts shall be installed in accordance with the agreed strategy.
Reason: To protect bats.

17 The development hereby permitted shall not be brought into use until the areas shown on the approved plan 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 areas shall then be permanently retained and reserved for that purpose at all times.
Reason: To make provision for off street parking for the purpose of highway safety.

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



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes