

FOREMAN HOMES LTD
FOREMAN HOMES
UNIT 1 STATION INDUSTRIAL ESTATE
DUNCAN ROAD
PARK GATE
SOUTHAMPTON
SO31 1BX

Application	RM/18/82821
Please ask for	Dawn Errington
Direct dial	023 8068 8260
Working hours	Mon to Fri 8:30am to 5pm
Email	dawn.errington@eastleigh.gov.uk

Tuesday 5 March 2019

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

Application No. RM/18/82821

In pursuance of their powers under the above Act and in accordance with your application received on Monday 16 April 2018 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

Description: Reserved matters pursuant to outline permission O/15/76418 for residential development of 100 dwellings (details of the access, appearance, landscaping, layout and scale)
Site: Land off Botley Road, Botley Road, Southampton

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the documents and plans listed on the Documents Submission List received on 1 March 2019.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development shall comply with the conditions of outline planning permission O/15/76418.
Reason: to secure properly planned development
- 3 The vehicle turning areas shown on the approved site plan Drawing No. 17.048.02S shall be kept free from parked cars and available for the turning of vehicles at all times.
Reason: in the interests of highway safety and amenity.
- 4 The garages hereby approved shall only be used for the purpose of parking private motor vehicles and cycles in connection with the residential use of the properties and shall not, at any time, be used for any other purpose without the

prior written consent of the local planning authority. Where garages are provided with sinks/utility areas a separate garden shed for the storage of cycles shall be provided prior to the first occupation of the associated dwelling and subsequently retained/replaced.

Reason: to ensure the adequate provision of on site parking for vehicles and cycles.

- 5 Within one month of the commencement of the residential development hereby permitted a fully detailed noise mitigation scheme to provide satisfactory internal noise levels including full details of glazing, trickle vents and mechanical ventilation shall be submitted to and approved in writing by the Local Planning Authority. The noise mitigation measures, as approved in writing by the Local Planning Authority, shall be fully installed and verified by an appropriate noise consultant as performing as expected prior to the first occupation of each dwelling unit, and shall thereafter be retained.
Reason: in the interests of residential amenity. Note: this is likely to require additional mechanical ventilation to that proposed within the submitted Noise Impact Assessment Feb 2019.
- 6 Final specifications for the materials, installation and height of front boundary treatments shall be submitted and approved in writing by the Local Planning Authority within 3 months of commencement of development and these shall be in accordance with the approved Boundary Treatment Plan ref 17.048.40Rev1.
Reason; in the interests of visual amenity
- 7 No development for any phase shall exceed slab level until a detailed landscaping scheme and final Landscape Management and Maintenance Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping and shall include proposals for all areas of public open space, noise buffers, biodiversity and sustainable drainage and shall not conflict with proposed street lighting and shall be consistent with the approved acoustic fence planting strategy ref DD187D06revA; tree planting volume and tree pit details ref DD187D04C and DD187D05C; Planting Strategy DD187L02 Rev G; Attenuation Basin Planting Strategy DD187D07RevB and Illustrative Masterplan DD187L01Rev G. All landscape works shall be carried out in accordance with the approved plans and documents and to the appropriate British Standard, and verification of this shall be provided by an appropriate landscape consultant at the request of the Local Planning Authority.
Reason: In the interests of visual amenity and biodiversity.
- 8 The road/cycle/pedestrian connection to the adjoining Moorgreen Dairy Farm site shall be implemented in accordance with final details to be approved in writing by the Local Planning Authority within 3 months of any written request by the Local Planning Authority.
Reason: to ensure properly planned development
- 9 The Arboricultural report, reference "J1093.02" produced by Sapling Arboriculture and Tree protection plan, reference "J1093.02" Sheets 1, 2 and 3,

produced by Sapling Arboriculture shall be updated to accord with the approved site layout details and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved tree protection measures shall be fully implemented throughout the construction period.

Reason: to ensure retained trees are adequately protected.

- 10 The new vehicular access off Botley Road shall not be brought into use until the existing site access(es) have been stopped up and abandoned and the footway and verge crossings have been reinstated in accordance with details to be approved in writing beforehand by the Local Planning Authority.

Reason: in the interests of highway safety and visual amenity.

- 11 Written verification by an appropriate consultant confirming that the construction of all unadopted roads, footpaths and cyclepaths within the development is in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the 99th dwelling unit.

Reason: to ensure that the development is provided to an appropriate standard

- 12 The Sustainable Drainage Scheme with landscaping shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved details shall be provided to the Local Planning Authority prior to the first occupation of the 50th dwelling unit. The sustainable drainage scheme shall thereafter be retained, maintained and managed to the satisfaction of the Local Planning Authority.

Reason: to prevent flooding and pollution

- 13 Details of any substations/pumping stations to be provided on the site and their screening shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: in the interests of visual amenity

- 14 Prior to the construction of any building above slab level the design details and management / maintenance arrangements for the acoustic bund and fencing (acoustic barrier) shall be submitted to, and approved in writing by, the Local Planning Authority. In support of the design of the acoustic barrier, written confirmation from a suitably qualified acoustic consultant shall be provided along with the above details that the acoustic barrier meets the recommendations set out in the Noise Impact Assessment dated 14.1.19). The acoustic barrier shall be installed prior to first occupation and thereafter retained in accordance with the approved details and management plan. Written verification by an appropriate consultant confirming that the construction of the acoustic barrier is in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the first dwelling unit.

Reason: In the interest of residential amenity

- 15 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately

qualified ecologist.

Reason – To prevent harm to breeding birds

- 16 Prior to the first occupation of the development hereby permitted details of all visibility splays at road junctions (in line with HCC Manual for Streets or Roads and Bridges and demonstrating that visibility is not obscured by trees or other structures) shall be submitted to and approved in writing by the Local Planning Authority and these visibility splays shall be provided. Nothing over 0.6m in height above the level of the carriageway shall be permitted to remain within the approved visibility splays.

Reason: in the interests of highway safety.

- 17 Prior to the occupation of any residential unit its associated car parking provision shall be made in accordance with the approved plans and Parking Schedule and this parking shall be retained thereafter.

Reason: to ensure adequate on site car parking provision for the approved development.

Note to Applicant: In accordance with paragraph 38 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

A handwritten signature in black ink that reads "Andy Grandfield".

Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes