

JONATHAN QUARRELL
BARGATE HOMES LTD & VIVID HOUSING LTD
THE NEW BARN
VICARAGE FARM BUSINESS PARK
WINCHESTER ROAD
FAIR OAK
SO50 9HD

Application	X/21/89541
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

Wednesday 26 May 2021

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

Application No. X/21/89541

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 14 January 2021 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of condition 1 (approved plans) of reserved matters RM/17/81168 (pursuant to outline planning permission O/15/76023) for Stage 2, the erection of 514 dwellings, in respect of changes to layout, materials, dwelling types and landscaping and provision of a substation within Phases 3A(1), 3A(2) and 5A (322 dwellings)
Site:	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:

- HGP ref 20.089 Accommodation Schedule 3A (1) 3A (2) 5A May 2021
- HGP ref 20.089 Design & Access Statement April 2021 Rev 01
- HGP ref 20.089.001 Site Location Plan
- HGP ref 20.089.100 Proposed Roof Layout Rev C
- HGP ref 20.089.102 Parcel Identification Rev A
- HGP ref 20.089.126 Parcel 14 – Block Plan Rev C
- HGP ref 20.089.127 Parcel 14 – Perimeter Elevations Rev C
- HGP ref 20.089.128 Parcel 15 – Block Plan Rev C
- HGP ref 20.089.129 Parcel 15 – Perimeter Elevations Rev C

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN

T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk

- HGP ref 20.089.130 Parcel 16 – Block Plan Rev C
- HGP ref 20.089.131 Parcel 16 – Perimeter Elevations Rev C
- HGP ref 20.089.132 Parcel 17 – Block Plan Rev C
- HGP ref 20.089.133 Parcel 17 – Perimeter Elevations Rev C
- HGP ref 20.089.134 Parcel 18 – Block Plan Rev C
- HGP ref 20.089.135 Parcel 18 – Perimeter Elevations Rev C
- HGP ref 20.089.136 Parcel 19 – Block Plan Rev C
- HGP ref 20.089.137 Parcel 19 – Perimeter Elevations Rev C
- HGP ref 20.089.138 Parcel 20 – Block Plan Rev C
- HGP ref 20.089.139 Parcel 20 – Perimeter Elevations Rev C
- HGP ref 20.089.140 Parcel 21 – Block Plan Rev C
- HGP ref 20.089.141 Parcel 21 – Perimeter Elevations Rev C
- HGP ref 20.089.142 Parcel 22 – Block Plan Rev C
- HGP ref 20.089.143 Parcel 22 – Perimeter Elevations Rev C
- HGP ref 20.089.144 Parcel 23 – Block Plan Rev C
- HGP ref 20.089.145 Parcel 23 – Perimeter Elevations Rev C
- HGP ref 20.089.146 Parcel 24 – Block Plan Rev C
- HGP ref 20.089.147 Parcel 24 – Perimeter Elevations Rev C
- HGP ref 20.089.148 Parcel 25 – Block Plan Rev C
- HGP ref 20.089.149 Parcel 25 – Perimeter Elevations Rev C
- HGP ref 20.089.150 Parcel 26 – Block Plan Rev C
- HGP ref 20.089.151 Parcel 26 – Perimeter Elevations Rev C
- HGP ref 20.089.152 Parcel 27 – Block Plan Rev C
- HGP ref 20.089.153 Parcel 27 – Perimeter Elevations Rev C
- HGP ref 20.089.154 Parcel 28 – Block Plan Rev C
- HGP ref 20.089.155 Parcel 28 – Perimeter Elevations Rev C
- HGP ref 20.089.156 Parcel 29 – Block Plan Rev C
- HGP ref 20.089.157 Parcel 29 – Perimeter Elevations Rev C
- HGP ref 20.089.158 Parcel 30 – Block Plan Rev C
- HGP ref 20.089.159 Parcel 30 – Perimeter Elevations Rev C
- HGP ref 20.089.160 Parcel 31 – Block Plan Rev C
- HGP ref 20.089.161 Parcel 31 – Perimeter Elevations Rev C
- HGP ref 20.089.162 Parcel 32 – Block Plan Rev C
- HGP ref 20.089.163 Parcel 32 – Perimeter Elevations Rev C
- HGP ref 20.089.164 Parcel 33 – Block Plan Rev C
- HGP ref 20.089.165 Parcel 33 – Perimeter Elevations Rev C
- HGP ref 20.089.166 Parcel 34 – Block Plan Rev C
- HGP ref 20.089.167 Parcel 34 – Perimeter Elevations Rev C
- HGP ref 20.089.168 Parcel 35 – Block Plan Rev C
- HGP ref 20.089.169 Parcel 35 – Perimeter Elevations Rev C
- HGP ref 20.089.170 Parcel 36 – Block Plan Rev C
- HGP ref 20.089.171 Parcel 36 – Perimeter Elevations Rev C
- HGP ref 20.089.172 Parcel 37 – Block Plan Rev C
- HGP ref 20.089.173 Parcel 37 – Perimeter Elevations Rev C
- HGP ref 20.089.174 Parcel 38 – Block Plan Rev C
- HGP ref 20.089.175 Parcel 38 – Perimeter Elevations Rev C

- HGP ref 20.089.200 Material Study Rev A
- HGP ref 20.089.201 Material Study Rev A
- HGP ref 20.089.202 Material Study Rev A
- HGP ref 20.089.203 Material Study Rev A
- HGP ref 20.089.204 Material Study Rev A
- HGP ref 20.089.205 Material Study Rev B
- HGP ref 20.089.300 – House Type 1 – Plans & Elevations Rev B
- HGP ref 20.089.301 – House Type 2 – Plans & Elevations Rev B
- HGP ref 20.089.302 – House Type 3 – Plans & Elevations Rev B
- HGP ref 20.089.303 – House Type 3HA – Plans & Elevations Rev B
- HGP ref 20.089.304 – House Type 4 – Plans & Elevations Rev B
- HGP ref 20.089.305 – House Type 5 – Plans & Elevations Rev B
- HGP ref 20.089.306 – House Type 6 – Plans & Elevations Rev B
- HGP ref 20.089.307 – House Type 6HA – Plans & Elevations Rev B
- HGP ref 20.089.308 – House Type 6.1 – Plans & Elevations Rev B
- HGP ref 20.089.309 – House Type 6.2 – Plans & Elevations Rev B
- HGP ref 20.089.310 – House Type 6.2HA – Plans & Elevations Rev B
- HGP ref 20.089.311 – House Type 7 – Plans & Elevations Rev B
- HGP ref 20.089.312 – House Type 7HA – Plans & Elevations Rev B
- HGP ref 20.089.313 – House Type 8 – Plans & Elevations Rev B
- HGP ref 20.089.314 – House Type 8HA – Plans & Elevations Rev B
- HGP ref 20.089.315 – House Type 9HA – Plans & Elevations Rev B
- HGP ref 20.089.316 – Block of Flats – Plans & Elevations Rev C
- HGP ref 20.089.317 – FOG – Plans & Elevations Rev B
- HGP ref 20.089.318 – Garage Types – Plans & Elevations Rev B
- WYG Ref B026026 – North Stoneham Park EIA Review – Design changes for Parcels 3A (1), 3A (2) and 5A 17th December 2020.
- Deacon Design ref DD145L63 Rev C – 1 of 2 Landscape General Arrangement Plan
- Deacon Design ref DD145L64 Rev C – 2 of 2 Landscape General Arrangement Plan
- Deacon Design ref DD145L65 Rev A – 1 of 2 Tree and POS Planting Strategy Plan
- Deacon Design ref DD145L66 Rev A – 2 of 2 Tree and POS Planting Strategy Plan
- Deacon Design ref DD145L67 Rev A – Boundary Treatment Strategy Plan
- Deacon Design ref DD145L68 Rev B – POS Adoption Plan Stage 2 (Parcels 3A (1), 3A (2), 5A)
- Deacon Design ref DD145.R04 Rev A– Landscape & Ecology Management Strategy Parcels 3A (1), 3A (2), 5A

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 Stage 2 Design Code July 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 final large scale details [at a scale of 1:50, or as agreed] of all types of balconies, 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 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.

- 9 Details of the management and maintenance of all unadopted roads, footways and hard-surfaced public amenity areas shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the

development, and the agreed details shall be fully implemented.

Reason: in the interests of public and visual amenity.

- 10 Final details of all hard and soft landscaping (including boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and environmental amenity.

- 11 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.

Reason: to ensure compliance with the terms of the outline planning permission.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Head of Housing and Development

N.B. See Attached Notes