

BY EMAIL

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Application	F/19/85439
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Wednesday 15 December 2021

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

Application No. F/19/85439

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 June 2019 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Residential development of 30 dwellings and associated landscaping following demolition of existing dwelling, stables and related structures (amended application)

Site: Land off Botley Road, Phase II, West End, Botley Road, Southampton, SO30 3JR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
19.030.01B, 19.030.02N, 19.030.03D, 19.030.04D, 19.030.05C, 19.030.06C, 19.030.07B, 19.030.08B, 19.030.09C, 19.030.22A, 19.030.26B, 19.030.27B, 19.030.14L, 19.030.15K, 19.030.16D, 19.030.17D, 19.030.18A, DD282L01E, DD282L02E
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 3 No development above DPC level shall start until details and samples of all external facing and roofing materials in respect of buildings have been submitted to and approved in writing by the Local Planning Authority. The

development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory

- 4 No development shall start until the following final details have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:
 - i) External lighting
 - ii) Electric vehicle charging provisions
 - iii) Swift boxes and provisions for hedgehogs
 - iv) Refuse collection provisions
 - v) Final boundary treatments, including acoustic fencing
 - vi) Final site levels and any retaining structuresReason: To ensure that the external appearance of any building is satisfactory and to ensure that essential details are agreed prior to commencement.
- 5 Construction of the development shall not commence until final details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. These details shall be in accordance with the provisions of the submitted Paul Basham Associates Flood Risk Assessment and Drainage Strategy 17.2.20, to include 3 stages of filtration, and shall be fully implemented prior to first occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority and thereafter retained, maintained and managed in accordance with the approved management and maintenance proposals. Written verification of completion of the approved works shall be provided by an appropriately qualified professional within 3 months of first occupation of the development. Reason: To ensure satisfactory provision of foul and surface water drainage.
- 6 Within 3 months of the commencement of development, a final landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard surfacing and soft landscaping, including trees, tree pits and boundary treatments, and shall provide details of timings for all landscaping and any future maintenance. Prior to final occupation of the approved dwellings, the works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents
- 7 For a period of no less than 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 amenities of the locality
- 8 Prior to first occupation of the development, or in accordance with a timescale otherwise agreed with the Local Planning Authority, the management and

mitigation provisions of the submitted Ecosupport Ecological Appraisal dated 17.2.20, the Ecosupport Phase II Bat Surveys dated 26.3.20, the Ecosupport Reptile Surveys and Mitigation dated 26.3.20 and the Ecosupport Biodiversity Enhancement and Mitigation Plan (BEMP) dated 22.9.20 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority and for the avoidance of doubt, the BEMP supersedes relevant aspects of the Ecological Appraisal, Phase II Bat Survey and Reptile Survey. Details of the Management Company and arrangements for a minimum 25 year period of management for the reptile mitigation area shall be provided prior to the translocation of any reptiles from the site. Reason: To ensure satisfactory landscape and ecology provisions.

- 9 Prior to the commencement of development a wildlife sensitive lighting plan for both the construction and operational phases with the aim of light spill not exceeding 1 lux in areas used by bat species shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with these approved details. Reason: To ensure no impact on the bat population roosting and foraging within the site
- 10 The development hereby permitted shall be implemented in accordance with the Conclusions and Recommendations of the submitted REC Phase II Geo-Environmental Site Assessment September 2020 ref 1CO107737_p2_r3, and shall not be occupied / brought into use until there has been submitted to the LPA verification by competent person that any remediation scheme required 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. A description of the site and its background, and summary of relevant site information,
 - b. a description of the remediation objectives and remedial works carried out
 - c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d. 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.Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.
- 11 Before the development is first occupied, details of all crime prevention measures in respect of this phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall not be carried out otherwise than in accordance with the approved details. Reason: In the interest of crime prevention.

- 12 Prior to the occupation of any building within this phase of the development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority: For residential development as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve • 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.
- 13 The development must accord with the arboricultural report reference J1093.04. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the Tree Protection Plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected 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. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
- 14 Prior to the commencement of development, details of paving and construction within the root zones of retained trees to be retained in accordance with the approved plans and particulars in respect of that phase must be submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with the British Standards Institution Code of practice for trees in relation to design, demolition and construction - Recommendations British Standard BS 5837:2012. The development of each phase must not be carried out otherwise than in accordance with the approved details. Reason: To conserve the trees adjacent to and within the proposed development.
- 15 No trenches for services or drains shall be sited within the Root Protection Area (RPA) as per BS5837:2012 of any trees that are to be retained on or adjoining the site. Reason: To protect the health and stability of the trees to be retained.
- 16 Within 3 months of the commencement development, details of a technology and communication strategy for the provision of broadband, fibre optic and audio visual technology within that phase must be submitted to and approved in writing by the Local Planning Authority. The infrastructure must then be provided for use upon first

occupation of the buildings hereby permitted within that phase and retained thereafter. Reason: To improve the opportunities to work from home and to reduce the proliferation of individual masts, aerials, satellite dishes and wiring on flatted and commercial blocks in the interests of visual amenity.

- 17 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.
- 18 No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
- 19 Each housing unit hereby permitted shall not be occupied until the areas shown on the approved plan for the parking and turning of 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 and no unallocated parking shall be allocated to individual plots at any time. Reason: To make provision for off-street parking for the purpose of highway safety.
- 20 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.
- 21 The roads and footways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building for which permission is hereby permitted. Public use of all roads and footways shall be enabled at all times. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.
- 22 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 29th dwelling unit. Reason: to ensure that the development is provided to an appropriate standard.

23 Each housing unit hereby permitted shall not be occupied until the provisions shown on the approved plans for the storage of bicycles and refuse bins for that unit shall have been made available. These shall then be permanently retained and reserved for that purpose at all time. Reason: To make provision for bicycles and refuse storage.

24 No building or structure of the development hereby permitted shall exceed 54.34m above mean sea level. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/publications/safeguarding.asp).

25 New tree planting at centres of 4 metres or greater must exclude Scots Pine (*Pinus Sylvestris*), Oak (*Quercus* sp.) and Beech (*Fagus Sylvatica*). New berry/fruit bearing planting (trees and shrubs) dispersed throughout the scheme, subject to a maximum of 15% of the total planting. Reason: To avoid endangering the safe movement of aircraft and the operation of Southampton Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

26 1. Prior to the first occupation of any residential unit, details of the noise mitigation measures to protect future residents from transportation noise shall be submitted to the local planning authority for approval. The submitted details shall include:

- Details of the construction and design of the proposed 1 metre bund and 3 metre site acoustic barrier shown in the submitted plan A 19.03.02 J.
- Details of the construction and design of the '2.5 metre fencing' positioned to act as acoustic barriers as shown in Figure 4 of the REC Acoustic Report AC106735 2R1 dated 14/2/20.
- Details of the ventilation systems proposed to provide alternative ventilation to open windows, sufficient to prevent summer overheating in any habitable room.
- Details of the sound insulation to be provided to achieve the acoustic conditions set out in Table 4 of BS8233. This should be supported by test data of proposed glazing systems and details of the acoustic design and performance of the alternative ventilation system.

The approved details for each dwelling shall be implemented prior to the first occupation of that dwelling and shall thereafter be maintained. Reason: to protect the amenity and health of residents.

- 27 Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
- i. the timing and phasing of the works and lorry routing
 - ii. the location of temporary site buildings and plant and material storage areas,
 - iii. the arrangement for construction deliveries,
 - iv. dust impacts and controls
 - v. temporary construction car parking both on and off-site,
 - vi. temporary lighting ,
 - vii. mud on the road controls and mitigation,
 - viii. a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - ix. the protection of pedestrian routes during construction,
 - x. storage of and collection of waste
 - xi. controls for the volume and the quality of surface water runoff (including treatments for pollution),
 - xii. a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:
 - The timing of the works
 - The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)
 - xiii. Information on the persons/bodies responsible for particular activities associated with the construction phase

All works shall be carried out in accordance with the approved CEMP. Reason: in the interests of amenity, highway safety and protection of ecological features.

- 28 The recommendations and provisions of the submitted I- Transport Framework Travel Plan dated 14.2.2020, shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable transport.
- 29 The use of the existing Botley Road and Monarch Way vehicular accesses by motor vehicles to/from the site shall cease prior to the commencement of the development hereby permitted and this use shall not re-commence at any time. Reason: in the interests of highway safety and residential amenity.
- 30 The measures detailed in section 5.0 of the submitted Sustainability Report dated February 2020 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable construction and use of dwellings.

Notes to Applicant:

In dealing with the application, Eastleigh Borough Council has in accordance with the National Planning Policy Framework worked with the applicant in a positive and proactive manner.

The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes