

BY EMAIL

MR MARK SMITH
ARUP (BRISTOL)
62 ST THOMAS STREET
BRISTOL
BRISTOL
BS1 6JZ

Application	O/18/83698
Please ask for	Kitty Budden
Direct dial	023 8068 8418
Working hours	Mon to Fri 8:30am to 5pm
Email	kitty.budden@eastleigh.gov.uk

Thursday 24 March 2022

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

Application No. O/18/83698

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 August 2018 the Council, as Local Planning Authority hereby **Grant Outline Permission For** the following :

Description: Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout).

This application is subject to an Environmental Impact Assessment and is a departure from the development plan, affects the setting of a Listed Building and affects a Right of Way.

Site: Land North and East of Winchester Street, Botley, SO30 2AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall begin either:
 - a) No later than the expiration of four years from the date of this permission; or
 - b) No later than the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is later.Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 2 No development shall start until details of the:
- a) Layout of the site
 - b) Scale of the buildings
 - c) External appearance of the buildings
 - d) Landscaping of the site
- [hereafter called "the reserved matters"] for at least the first phase of development have been submitted to and approved in writing by the Local Planning Authority. The reserved matters shall be in general accordance with the following approved plans: 251898_PL_020 Rev 2; 251898_PL_010 Rev 7; 251898_CH_06 Rev 02; and Land Use (251898_PL_011 Rev 4); Building Heights (251898_PL_012 Rev 4); Hydrology (251898_PL_013 Rev 5); Access and Movement (251898_PL_014 Rev 4); Landscape and Ecology (251898_PL_015 Rev 8); and Densities (251898_PL_016 Rev 3) parameter plans.
- Application for the approval of the reserved matters shall be made within two years of the date of this permission. The development shall accord with the approved details. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.
- 3 Prior to the submission of the first residential reserved matters application a Residential Design Code shall be submitted. The Residential Design Code shall be formulated broadly in accordance with the principles set out in the Design Principles, November 2018, Post Submission Issue 2. Subsequently, upon the submission of all residential reserved matters applications, a supporting statement shall be provided demonstrating how the detailed design of that phase responds to, and accords with, the Residential Design Code.
- Reason: To ensure delivery of high-quality development.
- 4 Upon submission of the first reserved matters application and any subsequent applications, a supporting statement shall be provided assessing the setting of the Listed Buildings and demonstrating how the detailed design of that phase has taken account of these heritage assets and optimised opportunities to preserve and enhance their setting.
- Reason: To safeguard the architectural and historic character of the Listed Buildings.
- 5 Upon the submission of the reserved matters for the individual noise bunds phase a landscape and ecology management plan and implementation report shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in general accordance with the approved Landscape and Ecology parameter plan and include:
- details of mitigation, enhancement, management and monitoring of habitats within that phase;
 - details of the extent and type of new planting, to be of native species;
 - details of maintenance regimes;
 - details of any new habitats created within that phase;
 - details of any new wetlands/SuDS created within the phase and their future management;

- details of management responsibilities;
- a timetable for implementation.

The development shall accord with the details set out in the Plan.

Reason: To ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site in line with national planning policy.

- 6 Upon submission of the first residential reserved matters, a site wide Landscape and Ecological Protection, Mitigation and Management Strategy shall be provided for approval by the Local Planning Authority, in general accordance with the approved Landscape and Ecology parameter plan. Each phase of the development must demonstrate compliance with this strategy through the submission of a landscape and ecology management plan and implementation report and the development shall not be carried out otherwise than in accordance with the approved strategy and details. The Strategy and Plan shall include:
- details of mitigation, enhancement, management and monitoring of habitats on and off-site (related to the development) and all landscaped areas (except privately owned domestic gardens);
 - details of the extent and type of new planting, to be of native species;
 - details of maintenance regimes including a SINC management plan;
 - details of any new habitats created on site;
 - details of any new wetlands/SuDS created on site and their future management;
 - details of the treatment of site boundaries and/or buffers around water bodies;
 - incorporation of features suitable for use by breeding birds and bats;
 - details of management responsibilities;
 - a timetable for implementation.

The development shall accord with the details set out in the Plan.

Reason: To ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site in line with national planning policy.

- 7 Prior to the commencement of each phase of development, an updated Arboricultural Impact Assessment, Method Statement, Tree Survey and a Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with the approved details. 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 per the approved tree protection plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority, beyond that which is agreed in the arboricultural

documentation. Tree protection measures shall be retained in their approved form for the duration of the work. 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.

- 8 Prior to the commencement of each residential phase a detailed noise mitigation scheme to address noise arising from existing and future traffic on Winchester Street and the Botley Bypass (with measures to provide satisfactory internal and external noise standards to include site layout and building orientation, building construction, glazing, mechanical ventilation, acoustic screening and phasing of development and occupation) for each relevant residential phase shall be submitted to and approved in writing by the Local Planning Authority. The standards to be achieved shall be agreed in writing by the Local Planning Authority prior to the submission of the noise mitigation scheme. The noise mitigation measures for each residential phase, as approved in writing by the Local Planning Authority, shall be fully installed and verified as performing as required prior to the first occupation of each dwelling unit, and shall thereafter retained.

Reason: In the interests of residential amenity.

- 9 Prior to the commencement of each phase, no construction or demolition work shall start until a Construction Method Statement for that phase 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 method statement 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, including a lorry routing plan taking account of the operational impact on Junction 7 of the M27;
 - 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, including measures to prevent mud on the highway;
 - g) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - h) temporary lighting;
 - i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - j) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;

- k) diagrammatic and written details of construction drainage containing three forms of temporary filtration;
- l) measures to offset construction impacts on protected species and sites, including protective fencing for ecological areas;
- m) measures to protect Listed Buildings during construction period;
- n) measures to protect the public foul rising mains, sewers and water mains located within the site.

Reason: To limit the impact the development has on the amenity of the locality.

- 10 No construction or deliveries to the site except between the hours of 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturday, and at no other time on Sundays, Bank and Public holidays.

Reason: To limit the impact the development has on the amenity of the locality.

- 11 Prior to the commencement of each phase, no construction or demolition shall take place until a noise and vibration assessment of the demolition and construction activities has been carried out for each phase, and a scheme of works detailing the mitigation measures to control noise and vibration from the development phase, including piling, is submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail the mitigation measures for protecting existing and proposed dwellings from noise and vibration. The assessment should have due regard to the advice and guidance contained in British Standard BS5228:2009 (A1 2014) "Noise and Vibration Control on Construction and Open Sites". Reason: To protect the amenities of occupiers of any nearby premises and minimise the risk of vibration damage to neighbouring buildings.

- 12 Prior to the commencement of each phase, no site clearance, demolition or construction shall begin until the developer has carried out a dust assessment, and prepared a scheme of works to deal with dust for each phase that adequately takes into account the impact of site preparation and construction works, on existing and proposed dwellings, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail the mitigation measures for protecting existing and proposed dwellings from dust and should take account of the Institute of Air Quality Management guidance, 'Guidance on the assessment of dust from demolition and construction sites'.

Reason: To protect the amenities of occupiers of any nearby premises from dust.

- 13 No burning of materials obtained by site clearance or any other source shall take place on this site during the demolition, construction and fitting out process without the prior written permission of the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

- 14 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.

- 15 No development shall take place in each phase until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and recording for that phase which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

- 16 Prior to the commencement of each phase, no work shall commence until the following has been submitted to, and approved in writing by the Local Planning Authority for that phase:

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 BS10175:2011 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 BS10175:2011, 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 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.

- 17 Each residential development phase hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 16(c) that any remediation scheme required and approved under the provisions of condition 16(c) for each residential phase 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 under condition 16(c).

Reason: To minimise the risk from land contamination for public safety.

- 18 Prior to the commencement of each residential phase, a detailed surface water drainage scheme for the phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, and taking account of the any surface water drainage schemes for other phases within the development, shall be submitted to and approved in writing by the Local Planning Authority. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). The drainage system should be designed to accommodate surface water runoff according to the following criteria:
- i) The surface water drainage system must be designed to control runoff and prevent flooding of property in up to a 1 in 100 year storm event, plus an allowance for an increase in storm intensity with climate change in line with National Planning Policy Framework. In line with CIRIA C635 "Designing for Exceedence in Urban Drainage", events under the 1 in 30 year return period should be contained within the system, while short-term surface flooding in events in exceedance of the 1 in 30 year return period is acceptable, so long as this can be safely stored without risk to people;
 - ii) The rate at which surface water is discharged from the site may vary with the severity of the storm event but should be no greater than the undeveloped rate of runoff for a given event;
 - iii) The drainage arrangement should also be such that the volumes of surface water leaving the site are no greater than that at pre-development. Long-term storage may be required to control any additional surface water volumes generated;
 - iv) Surface water discharges to watercourses must not exceed a velocity of 1 m/s;
 - v) The development should achieve nutrient neutrality.
- The Sustainable Drainage Scheme with landscaping for each phase shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to 60% occupation in that phase. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.
- 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.

- 19 Prior to the commencement of each residential phase, details of the SUDS shall be submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3: <https://www.aoa.org.uk/wp->

content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf. The submitted Plan shall include details of:

- Profiles and dimensions of water bodies
- Details of marginal planting

Careful consideration should be given to the increased carrying capacity for feral geese within the aerodrome vicinity and a summary of suggestions for SUDS sites/feral geese are shown below:

- No islands
- 1m fringe of common reed phragmites australis
- Steep sided banks into the water
- Signs discouraging feeding of birds

No subsequent alterations to the approved SUDS scheme are to take place unless first submitted to and approved in writing by the LPA. The scheme shall be implemented as approved.

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.

Note to Applicant: For further information please refer to Advice Note 1 and 3 <https://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf> and <https://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-1-Aerodrome-Safeguarding-An-Overview-2016.pdf>.

- 20 Prior to the commencement of each residential phase, a Bird Hazard Management Plan has been submitted and approved in writing by the LPA. The submitted plan shall include details of:
- Monitoring and management of the SUDS system to ensure that there is a zero tolerance to nesting feral geese.
 - Monitoring and management of the site to ensure there is a zero tolerance to nesting gulls. This should include the management of any flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds.

The Bird Hazard Management Plan should comply with advice note 3 (<https://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>).

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the LPA.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

- 21 Prior to the commencement of the residential development, details of the highway access works have been submitted to the County Council, including relocation of the bus stop; and no part of the development utilising the access shall be occupied until the highway works as shown in principle on drawing 251898_CH_06 Issue 2 have been constructed, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety.
- 22 No residential development shall commence until details of the full Travel Plan have been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To minimise the number of peak hour trips associated with the development during operation to support the safety and capacity of the SRN (M27 Junction 7).
- 23 Prior to commencement of each residential phase, a drainage strategy detailing the proposed means of foul water sewerage disposal and an implementation timetable shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall accord with the approved details and timetable. No occupations shall take place in that residential phase until it has been demonstrated that there is capacity available for the number of properties to be connected.
Reason: To ensure satisfactory provision of foul and surface water drainage and protect biodiversity.
- 24 Prior to commencement of each residential phase, the following details for each residential phase been submitted to and approved in writing by the Local Planning Authority. The details must be in accordance with the Residential Design Code as set out in Condition 3 (as applicable):
- a) Details and samples of the materials to be used in the construction of the external surfaces of the development;
 - b) Details of rainwater goods;
 - c) Details and location of meter boxes;
 - d) Colours and materials for fascias and soffits;
 - e) Balcony details (if applicable);
 - f) Details of chimneys;
 - g) Street trees;
 - h) Window design and detail;
 - i) Any green roofs;
 - j) The alignment, height and materials of all walls, fences and other means of enclosure;
 - k) Width, alignment, gradient, sight lines and type of construction proposed for any footpaths and accesses;
 - l) Plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land;
 - m) Details for ongoing management and maintenance of any roads, footpaths and accesses including any future plans for adoption;
 - n) The provision to be made for street lighting and/or external lighting. Lighting

shall be designed to comply with the advice and guidance of the Institute of Lighting Professional, ILP, publication 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'; and located to minimise light spillage and avoid impacting on flight corridors used by bats;

o) The provision to be made for the parking of vehicles;

p) Provision of bin and cycle storage.

The development shall not be occupied until the approved details have been fully implemented unless agreed in writing by the Local Planning Authority.

Reason: To ensure high quality design and limit the impact the development has on the locality.

- 25 Prior to commencement of each residential phase of development, plans and particulars of the internal road layout, to be designed to an adoptable standard, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall accord with the approved plans.

Reason: In the interests of highway safety.

- 26 Prior to the commencement of each residential phase of development, details of a technology and communication strategy for the provision of broadband, fibre optic and audio visual technology within that residential 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 residential 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 blocks in the interests of visual amenity.

- 27 Prior to the commencement of each phase, a detailed landscaping scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. 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.

- 28 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 ten [10] 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.

- 29 Each residential dwelling shall not be occupied until a parking strategy including garages and unallocated visitor spaces for that phase has submitted

and approved in writing by the Local Planning Authority. The garages shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purposes of accommodating bicycles and private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Unallocated visitor spaces are for use by all residents and visitors to the site and shall remain unallocated for the lifetime of the housing estate.

Reason: To make provision for off street parking for the purpose of highway safety and to ensure adequate provision of on-site facilities.

- 30 Prior to the commencement of each residential phase of the development hereby approved (or in accordance with a timetable to be agreed in writing with the local planning authority) other than for the access works a BREEAM Communities final certificate at Excellent level shall be submitted to and approved in writing by the Local Planning Authority in respect of that phase.
Reason: To demonstrate the required compliance with BREEAM Communities Excellent standard.
- 31 Before two years from the final occupation of each residential phase, a post occupancy evaluation report detailing compliance with BREEAM Communities Excellent must be submitted to and approved in writing by the Local Planning Authority for that residential phase, the parameters of which must be agreed with the Local Planning Authority prior to submission.
Reason: To ensure compliance to the required BREEAM Communities standard.
- 32 Prior to the occupation of any building within each individual residential 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: 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.
- 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" for residential development. To ensure the non-residential elements of the development meet the relevant essential requirements of the adopted Environmentally Sustainable Development Supplementary Planning Document.

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: Given the nature of the development, it is possible that a crane may be required during its construction. The applicant's attention is therefore 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, 'Crane and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>.

Note to Applicant: For clarity, the individual noise bunds and ecological mitigation land phases are not considered residential phases for the purposes of the above conditions.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes