

MR PAUL AIREY
PAUL AIREY PLANNING ASSOCIATES LTD
65 HAREFIELD
ESHER
SURREY
KT10 9TG

Application	O/16/78014
Please ask for	Liz Harrison
Direct dial	023 8068 8284
Working hours	Mon to Fri 8:30am to 5pm
Email	liz.harrison@eastleigh.gov.uk

Monday 8 January 2018

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

Application No. O/16/78014

In pursuance of their powers under the above Act and in accordance with your application received on Monday 29 February 2016 the Council, as Local Planning Authority hereby **Grant Outline Permission For** the following :

Description: Outline: Residential development of up to 89no. dwellings with all matters reserved except for access.
Site: Land on the north side of Grange Road, Netley Abbey, Southampton

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SLP-01, COP-01 rev C, DCP-01 rev B and 15-157/SK01 rev C.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall begin either: a) No later than the expiration of two years from the date of this permission; OR b) No later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 3 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) means of access, e) landscaping of the site [hereafter called "the reserved matters"] have been submitted to and approved in writing by the Local Planning

Authority. 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.

- 4 The site layout to be submitted as part of the reserved matters application shall be in general accordance with the illustrative masterplan shown on drawing IMP-01 rev H and no building shall be more than 2 storeys in height.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area, the setting of the Conservation Area and the setting of the Listed Building.

- 5 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 6 No construction or demolition work shall start until a Construction Method Statement 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) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
 - d) safeguards to waterways adjacent to the site to protect them from pollution impacts;
 - e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
 - f) 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];
 - g) the parking of vehicles of site operatives and visitors;
 - h) measures to control the emission of dust and dirt generated by demolition and construction;
 - i) a scheme for controlling noise and vibration from demolition and construction activities [to include piling];
 - j) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - k) measures to prevent mud and dust on the highway during demolition and construction;

- l) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- m) temporary lighting; and
- n) protection of pedestrian routes during construction.

Reason: To limit the impact the development has on the amenity of the locality and nearby listed building, and to ensure no adverse impact on the Solent Complex from pollution within the construction process.

- 7 No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
- a) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land; and
 - b) width, alignment, gradient, sight lines and type of construction proposed for any roads footpaths and accesses. 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 limit the impact the development has on the locality and to ensure the roads are built to an adoptable standard.

- 8 No development shall start until details for the disposal of foul sewerage from the development hereby permitted, and a timetable for its implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

- 9 Notwithstanding the information submitted to date no development shall start until details of a naturalised sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall include the SuDS layout; 3 filtration processes within the treatment train to ensure no pollutants leave the site; 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 throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development and to ensure no impact on the Solent Complex, from pollution within the operational phase.

- 10 No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping [including trees and boundary treatments] and provide at least a 20m buffer of naturalised habitat adjacent to the West Wood Grange Field SIN; appropriate buffering to ensure protection of Netley

Stream headwater springs and enhancement of the ponds connected to the Netley Stream; indigenous grassland corridors that extend the SINC habitat into the site; and 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, to safeguard the amenities of neighbouring residents and to protect and enhance the designated habitats within the SINC, the Netley Stream and the Solent complex.

- 11 No development shall start until a landscape and open space management plan and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. The landscape and open space shall thereafter be managed in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality.

- 12 All hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the approved details and to the appropriate British Standard. 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 amenity of the locality and to safeguard the amenities of neighbouring residents.

- 13 Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 14 No development related works shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority for each phase of the development. Work cannot commence until the Local Planning Authority officer has inspected and approved the proposed tree protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of

monthly 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.

- 15 No development shall commence until a strategy for the eradication of invasive, non-native species from the site has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full.

Reason: To ensure Japanese Knotweed is removed from the site.

- 16 A detailed bat mitigation strategy shall be submitted with the first reserved matters application to provide:
- a climbing, endoscope and / or emergence survey of the mature oak on Grange Road, marked as tree T5 on the Tree Protection Plan submitted with the application (ref. 15415-WIP-2015November26);
 - a plan showing the locations of bat boxes for mitigation and enhancement;
 - the extent and location of at least one dark corridor along the northern boundary adjacent to the SINC to provide prime bat foraging habitat; and
 - a lighting plan with the aim of light spill not exceeding 1 Lux in foraging corridors used by bat species and along riparian corridors.

Reason: To ensure bat roosts and foraging and commuting corridors are protected.

- 17 No development shall commence until a reptile translocation, mitigation management and monitoring plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented.

Reason: To ensure the slow worm population is fully protected and enhanced.

- 18 Prior to the commencement of the residential development hereby permitted a detailed assessment of road traffic noise, and a detailed noise mitigation scheme to address such noise (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) shall be submitted to and approved in writing by the Local Planning Authority. The internal and external noise 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, 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 be retained.

Reason: In the interests of residential amenity.

- 19 No work shall commence on site until the following has been submitted to and approved in writing by the Local Planning Authority:
- 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 Local Planning Authority;
 - 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 Local Planning Authority;
 - 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.

- 20 The development hereby permitted shall not be occupied/ brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 19(c) that any remediation scheme required and approved under the provisions of condition 19(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).

Unless agreed in writing with the Local Planning Authority 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.; and
- d) Certificates demonstrating that imported and / or material left in situ is free from contamination, and gas / vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 19(c).

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

- 21 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation [WSI] that has been submitted to and

approved in writing by the Local Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenching targeted on potential archaeological features identified by the geophysics and also within any 'blank' areas in between. The potential for Palaeolithic and Mesolithic finds within the site should also be reflected in the archaeological strategy of the WSI.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

- 22 That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

- 23 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

- 24 Prior to the construction of any building above slab level within each individual phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), design stage SAP data and a design stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority:

- 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 being equivalent to and not exceeding the requirement as set by Code Level 4 (as defined by ENE1) in the, now revoked, Code for Sustainable Homes.
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day, i.e. the equivalent requirement as set by Code Level 4 (as defined by WAT1) in the, now revoked, Code for Sustainable Homes.

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".

- 25 Prior to the first occupation of any residential dwelling within each individual phase of development an as built stage SAP data, and an as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption; which shall meet the requirements set out in condition 24 above; shall be submitted to and approved in writing by the Local Planning Authority. 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".

- 26 No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

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

- 27 Prior to occupation details of any external lighting, including street lighting, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall follow the advice and guidance of the Institute of Lighting Professional (ILP)'s publication "Guidance Notes for the Reduction of Obtrusive Light".

Reason: To protect the amenities from light pollution.

- 28 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.

Notes 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.

The applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this

development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW or www.southernwater.co.uk

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW or www.southernwater.co.uk

In preparing the Construction Management Plan to be submitted in relation to condition 6 the scheme for controlling noise and vibration from demolition and construction activities shall detail the mitigation measures for protecting existing and proposed dwellings from noise and vibration, and have due regard to the advice and guidance contained in British Standard BS 5228-1:2009+A1:2014 , and BS 5228-2:2009+A1:2014 Noise And Vibration Control On Construction And Open Sites".

Yours faithfully

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

Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes