

MR JACOB GOODENOUGH
NOVA PLANNING LTD
GROUND FLOOR
BUILDING 1000
LAKESIDE NORTH HARBOUR
WESTERN ROAD
PORTSMOUTH
PO6 3EZ

Application	RM/19/86186
Please ask for	Dawn Errington
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Working hours	Mon to Fri 8:30am to 5pm
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10th February 2020

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

Application No. RM/19/86186

Site: Land to the north side of Grange Road, Netley Abbey,
Southampton

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 7 August 2019 the Council, as Local Planning Authority hereby Approve the Reserved Matters pursuant to Outline planning permission O/16/78014 for 89 dwellings (matters of appearance, landscaping, layout and scale) subject to the following conditions:

1. The development shall be carried out in accordance with the conditions of the outline permission O/16/78014.

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

2. The development shall be carried out in accordance with the following plans and documents:
LP.01, SL.01 RevH, AHL.01RevF, BML.01 Rev G, DML.01 Rev F, RSL.01 Rev F, GAL.01 Rev D, SE.01 Rev C, CSL.01 RevH, CSE.01 RevC, Garden Area Schedule, PEP.01 Rev P3, P.73-76.e RevC, P.73-76.p RevC P.83-85.p RevB, P.83-85.e RevA, P.88-89.p RevB, P.88-89.e RevA, HT.C(2Blk)-2.e RevB, HT.C(2Blk)-2.p RevB, P.1-2.p RevB, HT.B-1.eRevA, BCS.01.pe RevA, P.12-14.e

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RevA, P.42-44.eRevA, HT.A.pRevA, 15415-BT6 , P.53-55.pRevA, HT.4B.p RevA, P.45-47.pRevA, GAR.03.peRevA, GAR.01.pe Rev A, P.62-66.e2 RevA, HT.B-2.eRevB, HT.3B.p RevA, HT.4B.e.RevA, P.62-66.e1 RevA, HT.B-2.p RevB, HT.C(2Blk)-1.p RevA, HT.B-1.p RevA, P.48-49.pRevA, P.62-66.p2 RevA, P.15-16.e RevA, P.79-82.p2 RevA, P.42-44.p RevA, HT.D-A.p RevA, P.5-7.e RevA, P.79-82.p1 RevA, P.79-82.e1 RevB, P.79-82.e2 RevB, P.3-4.e RevA, HT.3B.e Rev, P.5-7.p RevA, P.1-2.e RevA, HT.D.e RevA, HT.C(2Blk)-1.e RevA, P.62-66.p1 RevA, P.53-55.e RevA, HT.D.p RevA, HT.C.e RevA, P.12-14.p RevA, P.15-16.p RevA, GAR.02.pe RevA, P.45-47.e RevA, HT.D-A.e RevA, P.3-4.p RevA, HT.C.p RevA, HT.A.e RevA, HT.E.e RevC, HT.E.p RevC, P.48-49.e RevA, GS.01.pe RevA, LLD 1679-LAN-DWG-100 Rev4, LLD 1679-LAN-DWG-101 Rev5, LLD 1679-LAN-DWG-102 Rev5, LLD 1679-LAN-DWG-103 Rev5, LLD1679-LAN-DWG-104 Rev5, LLD1679-LAN-DWG-200 Rev4, LLD 1679-LAN-DWG-201 Rev3, LLD 1679-LAN-DWG-202 Rev4, LLD 1679-LAN-DWG-203 Rev3, LLD 1679-LAN-DWG-204 Rev4, LLD 1679-LAN-SCH-002 Rev3, LLD 1679-LAN-SPE-001, LLD1679-LAN-REP-001.

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

3. Prior to installation, details of tree pits for trees to be planted within verges or areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority and these details shall be fully provided.

Reason: in the interests of visual amenity

4. Within 2 months of completion of works, verification by an appropriately qualified professional that the following works have been completed as approved shall be provided to the Local Planning Authority:
 - a) The Sustainable Urban Drainage System
 - b) The noise mitigation
 - c) The landscaping

Reason: in the interests of amenity

5. Within 2 months of completion of the Sustainable Urban Drainage System works a risk assessment of these works by an appropriately qualified professional shall be carried out and submitted to the Local Planning Authority and any recommendations shall be fully implemented within the following 3 months.

Reason: in the interests of safety

6. Within 3 months of the written request of the Local Planning Authority, a road link to adoptable standards to the adjoining Hermitage, Grange Road site shall be

provided up to the site boundary without service margins, and with no gaps or breaks which would prevent its use by vehicles entering or leaving the sites. Full details of these works shall be provided to and approved in writing by the Local Planning Authority before works commence.

Reason: in the interests of highway safety and to provide properly planned development

7. Prior to the commencement of development, final details of the pumping station works, fencing and screen planting on the site shall be submitted to and approved in writing by the Local Planning Authority and these approved details only shall be provided.

Reason: in the interests of amenity

8. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in full compliance with the recommendations of the amended Remediation Strategy and Verification Plan and amended Ground Gas Risk Assessment received 29.10.19.

Reason: in the interests of human health and to protect water quality.

9. Prior to the construction of the internal roads and footpaths, plans showing final details of the internal roads and footpaths to an adoptable standard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved details.

Reason: to provide roads to adoptable standard and in the interests of highway safety.

10. Prior to construction above ground, details of a system for ventilating the residential properties to protect thermal and acoustic comfort of future occupants shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details before occupation and thereafter maintained.

Reason: to protect the amenity, health and wellbeing of future occupiers

11. Details of fenestration with confirmation that it will achieve the internal guideline levels recommended in Table 4 of BS8233:2014 shall be submitted to the Local Planning Authority for approval prior to installation. The approved fenestration to be installed prior to first occupation and thereafter maintained.

Reason: to protect the amenity, health and wellbeing of future occupiers.

12. No development shall be undertaken above ground level until 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: in the interests of visual amenity.

NOTES 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. The conditions and terms of the S106 agreement for planning permission O/16/78014 apply.

The applicant should refer to the ANC/IOA/CIEH Guidance “Acoustics, ventilation and overheating Residential Design Guide 2020” in designing a suitable scheme.

In pursuance of their powers under the above Act and in accordance with your application made valid on Wednesday 7 August 2019 the Council, as Local Planning Authority discharge/partially discharge the conditions 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21 and 22 of outline permission O/16/78014:

Condition	Details	Status
5 Materials	Dwelling Materials Layout Plan indicative details, final samples and material specifications to be provided under further condition	Discharged
6 Construction Method Statement	Amended Construction Method Statement ; Amended indicative site compound layout 6.12.19	Discharged
7 Levels cross sections and road/footpath and access details	Amended Cross Sections and Long Sections 6.12.19; Amended proposed levels strategy; Amended proposed construction access arrangement; amended highway construction details 6.12.19; Final details subject to further condition discharge	Discharged

8 Foul sewerage	Amended proposed foul water drainage strategy 6.12.19; Amended LLD1679-LAN-DWG-100-04-GA	Discharged
9 SuDS	Amended proposed surface water drainage strategy ; amended surface and foul water drainage statement an cellular storage schedule and typical construction details 6.12.19	Discharged
10 Hard and soft landscaping	Amended LLD1679-LAN-DWG-100-04-GA; Amended Plant Schedule; Amended Key plan 6.12.19; Soft Landscape Specification	Discharged
11 Landscape and open space management	Manual for Managing Trees on Development Sites 31.7.19; Landscape Management Plan 31.7.19	Discharged
13 Arboricultural Method Statement and tree protection plan	Updated Tree Protection Plan; Tree Report and further info 21.1.20;	Discharged
15 Invasive species strategy	Japanese Knotweed Survey Method Statement 31.7.19	Discharged
16 Bat mitigation strategy	Bat Mitigation Strategy 31.7.19	Discharged
17 Reptile strategy	Reptile Mitigation Strategy 31.7.19	Discharged
18 Noise assessment and mitigation scheme	Environmental noise Impact assessment 31.7.19	Discharged subject to further conditions
19 Contaminated land study and mitigation	Amended Ground Gas Risk Assessment; amended Remedation Strategy and Verification Plan 29.10.19	Discharged subject to further conditions
21 Archaeological assessment	Archaeology Evaluation Report 31.7.19	Discharged
22 archaeological mitigation implementation	Archaeology Evaluation Report 31.7.19	To be discharged on receipt of satisfactory further Written

		Scheme of Investigation
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Yours faithfully

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

Andy Grandfield
Head of Housing and Development

N.B. See Attached Notes