

BY EMAIL

MRS JANE CARRINGTON
FOREMAN HOMES LIMITED
UNIT 1 STATION INDUSTRIAL PARK
DUNCAN ROAD
PARK GATE
SOUTHAMPTON
SO31 1BX

Application	X/22/93381
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Wednesday 5 October 2022

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

Application No. X/22/93381

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation of condition 7 (S278 agreement/design check approval) for planning permission F/17/81809 for construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700).

Site: Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than the 6th March 2023.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0608-DFL-1300-001 Rev B, 16.088.36, 17053-2400 Rev P3, 2450 Rev P1, DD130L05, ITB13373-GA-001 Rev B, ITB13373-GA-002 Rev B, ITB13373 GA-003 Rev B, ITB13373-GA-005 Rev D, ITB13373-GA-006 Rev D, ITB13373-GGA-007 Rev B, ITB11091-GA-009 Rev F, ITB11091-GA-010 REV D,

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

- 3 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

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

- 4 No development shall start until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

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

- 5 Details of the construction proposed for the roads and footways within the development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development commences. The development must accord with these approved details.

Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

- 6 No construction or demolition work shall start until a Construction Management Plan that has due regards to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities), 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 Construction Management Plan 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;
 - d) the parking of vehicles of site operatives and visitors;
 - e) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - f) measures to prevent mud and dust on the highway during demolition and construction;
 - g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - h) temporary lighting;
 - i) protection of trees and ecology (to include Habitats Regulation Assessment requirements)
 - j) noise generating plant,

k) use of cranes in relation to Southampton Airport. The construction must then be in accordance with the agreed plan for the duration of the construction period.

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

- 7 No development shall commence until an application has been submitted to Hampshire County Council as Local Highway Authority, for a full detailed design check and Section 278 Legal Agreement, based on drawing ITB11091-GA-009 Rev F. The Link road shall not be brought into use until the full detailed design check has been approved, the Section 278 Agreement has been signed and the road has been constructed to completion certificate standard.

Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways

- 8 Prior to the start of work, a Construction Method Statement to protect the Upper Hamble Estuary and Woods SSSI, the retained woodland, the local assemblage of breeding birds, bats, reptiles and any other important ecological features must be approved in writing by Eastleigh Borough Council. The CMS should include the method statement specified in any European Protected Species licenses relating to the development.

Reason: To conform with policies DM1 and DM11.

- 9 Prior to first use, Eastleigh Borough Council shall receive written confirmation from an appropriately qualified ecologist that the development has been carried out in accordance with the approved CMS.

Reason: To conform with policies DM1 and DM11.

- 10 No development shall take place until a construction drainage plan has been submitted to and approved in writing by the Local Planning Authority. Details shall include
1. Measures to ensure that the storage of machinery, fuels and chemicals avoid and contain the risk of spillage through the use of barriers and non-permeable areas as well as safe handling procedures
 2. Diagrammatic and written specifications of a temporary drainage which includes no less than three forms of filtration.
 3. A timetable for the implementation of the construction drainage plan

The approved scheme shall be implemented prior to the commencement of development including site clearance, preparation and the bringing of equipment onto site.

Reason: To ensure that the proposal does not result in an adverse impact on European Protected Sites in accordance with the Habitats and Species Regulations (2017) (as amended).

- 11 No lighting shall be installed except in full accordance with a strategy to reduce light spill that first been submitted to and approved in writing by the Local Planning Authority. Thereafter all lighting will be maintained in accordance with the approved details unless otherwise approved in writing.

Reason: To ensure that the development does not have a detrimental impact on use of the site by protected species in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 12 No development shall take place until a scheme for biodiversity mitigation and enhancement has been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the road the approved plan shall be implemented in full or in accordance with a timetable that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development delivers a net gain in biodiversity on the site in accordance with NPPF Paragraph 179 (b) (2021)

- 13 No excavation, demolition or development related works shall commence until a site meeting has taken place with the site manager, the retained arboricultural consultant and a representative from the Local Planning Authority. All other arboricultural aspects, including supervision, will be addressed at this meeting.

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

- 14 The development must accord with arboricultural report “J947/10”, dated October 2017. Tree protection must be addressed as per the tree protection plan enclosed within the report. 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 detailed in the 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. 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, subject to agreed supervision statements.

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

- 15 Prior to the commencement of development, Information shall be submitted to and agreed by the Local Planning Authority demonstrating:
1. That the correct level of water treatment exists in the system in accordance with the Ciria SUDS Manual C753 and;
 2. Evidence that a suitable number of infiltration tests have been completed to determine if infiltration is achievable. These need to be across the whole site;

within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015 and;

3. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.

Reason: To prevent onsite and offsite flood risk from increasing from the proposed drainage system.

- 16 No development shall start until an amended landscaping scheme has been 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.

Note to Applicant: The exact position of the public water main must be determined on site by the applicant. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 4 metres of the public water main without consent from Southern Water. The impact of the proposed works on the public apparatus shall be approved and agreed by Southern Water under the New Roads and Street Works Act enquiry.

Note to Applicant: All mitigation strategies must be informed by surveys which meet industry good practice standards.

Note to Applicant: The burning of waste materials obtained by site clearance or from any other source must not take place without the prior written consent of the local planning authority.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, looped 'A' and a long, sweeping underline.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes