

MRS BRYONY STALA
SAVILLS (UK) LIMITED
2 CHARLOTTE PLACE
SOUTHAMPTON
SO14 0TB

Application	F/20/89500
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Monday 5 December 2022

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

Application No. F/20/89500

In pursuance of their powers under the above Act and in accordance with your application received on Monday 11 January 2021 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment).

Site: Land west of Burnetts Lane, Eastleigh, SO30 2HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the plans listed in the FRP Document and Plan Register received 2 November 2022. Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
- 2 The development hereby permitted shall begin no later than the expiration of two years from the date of this permission. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
- 3 No development beyond slab level of each sub-phase shall start until details and samples of the materials to be used in the construction of the external surfaces of that phase have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise specified by the Local Planning Authority, These shall broadly be in accordance with the submitted

Placemaking sheets ref 29607A/600A- 609A. 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.

- 4 The development shall not proceed beyond slab level of each sub-phase until plans and particulars showing the proposals for all the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority for that phase. The development must then accord with these approved details:
 - (a) External disabled access ramps and handrails.
 - (b) Details of rainwater goods.
 - (c) Details and location of meter boxes which should not be on front elevations unless unavoidable
 - (d) Colours and materials for fascias and soffits.
 - (e) Balcony and roof garden balustrade details
 - (f) Finished floor levels in relation to existing levels and retaining structure
 - (g) Typical window details and designs at 1:20 scale.
 - (h) Photovoltaics and solar panels

No plot shall be occupied until the approved details for that plot have been fully implemented, unless agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 5 The development shall not proceed beyond slab level for each sub-phase until details of all hard surfacing and boundary treatments for that phase have been submitted to the Local Planning Authority for approval. Boundary treatment works shall be in broad compliance with submitted drawing ref 29607A/15 Revision D and Placemaking sheets ref 29607A/600A- 609A. All boundary treatment and hardsurfacing works shall be in compliance with the approved details. Reason: In the interests of visual amenity, noise mitigation and to provide high quality development
- 6 All living (green) walls within the development shall be installed and maintained in accordance with the submitted Biotope External Living Walls 2019 information received 18.6.21 and the Biotope Draft Management Plan – Living Wall Maintenance dated 12.7.21 unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure high quality and adequately maintained development.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development permitted by Part 1, Classes A, B, C, D, E, F(a), G and H and Part 2, Classes A, B and C of Schedule 2 shall be carried out without the prior written consent of the Local Planning Authority. Reason: the plot sizes are not of sufficient size to ensure that residential amenity will not be harmed if development under the provisions

of the Order were to proceed.

- 8 Unless otherwise agreed in writing by the Local Planning Authority refuse collection shall be provided in accordance with the submitted Refuse Collection Strategy ref 29607A/13 Rev I and these approved provisions shall be fully implemented and retained. Reason: to ensure adequate refuse collection and in the interests of amenity.
- 9 No piling works shall commence 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
- 10 The roads, footways and cycleways within each phase shall be laid out and made up in accordance with the approved details for that phase. If the highway works are not to be adopted by the Highway Authority, they shall be verified as fully implemented and satisfactory and these details together with details of the provisions for their ongoing management and maintenance shall be submitted to and approved in writing by the Local Planning Authority within 3 months of completion of the unadopted highway works. All visibility splays shall be kept clear of permanent structures unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of highway and user safety and amenity
- 11 Each dwelling unit hereby permitted shall not be occupied until the parking areas including the car ports, allocated and unallocated spaces for that dwelling unit have been provided in accordance with plan 29607A/12 Rev G and thereafter permanently retained and used only for the purposes of parking of private motor vehicles incidental to the enjoyment of the dwelling unit for which it has been provided. No other parking shall be provided without the prior written approval of the Local Planning Authority. Reason: To make provision for on and off street parking for the purpose of highway safety and to ensure adequate provision of on-site facilities.
- 12 Unless otherwise agreed in writing by the Local Planning Authority all houses, maisonettes and Flats Over Garages (FOGs) shall be provided with secure cycle storage provisions in accordance with full details (including the siting and design of structures) which shall be submitted to the Local Planning Authority for approval within three months of the commencement of development of the relevant sub-phase. All flats shall be provided with the secure cycle storage shown on drawing refs 29607A-100 Rev G and 29607A-101 Rev G (Block A1); 29607A-104 Rev G, 29607A- 105 Rev G and 29607A-106 Rev G (Block A2); 29607A-107 Rev G, 29607A-108 Rev G, 29607A-109 Rev G, 29607A-110 Rev G and 29607A-111 Rev G (Block A3); 29607A-114 Rev G and 29607A-115 Rev G (Block A4); 29607A-118 Rev - (Block A5), 29607A-120 Rev G, 29607A-121 Rev G, 29607A-122 Rev G and 29607A-123 Rev G (Block B); 29607A-130 Rev G (Block C); 29607A-140 Rec G (Block D); 29607A-160 Rev G (Block E); 29607A-170 Rev G and 29607A-171 Rev G (Block F). The approved cycle provisions for each residential unit shall be provided prior to the first occupation

of that unit and subsequently retained for cycle storage purposes at all times. Reason: to ensure sustainable transport options are accommodated in the development.

- 13 Unless otherwise agreed in writing by the Local Planning Authority, all dwellings with rear delivery provisions as shown on the submitted Delivery Strategy Plan ref 29607A/19 Rev G shall be provided with a rear access gate letter/parcel collection box prior to first occupation of those dwellings, which shall thereafter be retained for delivery purposes. Reason: to ensure adequate practical provision for deliveries to these properties.
- 14 The car ports hereby approved shall only be used for the purpose of parking private motor vehicles and bicycles in connection with the residential use of the properties and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes without the prior written consent of the Local Planning Authority. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety
- 15 Unless otherwise agreed in writing by the Local Planning Authority, the temporary provisions for bus turning as shown on the submitted Bus Turning Plan ref 131.0005.008 shall be made available if required prior to the first occupation of the development hereby permitted and thereafter kept available and free from obstructions at all times until no longer required. Reason: to ensure properly planned development and in the interests of safety and amenity.
- 16 No development shall begin until a detailed final surface water drainage scheme, based on the submitted Flood Risk Assessment and Drainage Strategy and its Addendums 1 and 2 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:
 - a) at least three forms of naturalised filtration (as proposed)and supported by hydrological studies to demonstrate that the drainage system will not adversely affect the integrity of the River Itchen Special Area of Conservation (SAC) and will contribute towards achieving the conservation objectives of the SAC by improving water quality and reducing fine particle sediment inputs;
 - b) details of how the scheme will contribute to reductions in nitrogen and phosphorous in receiving waters including the River Itchen SAC;
 - c) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and addendums.
 - d) Updated drainage plans and calculations as appropriate to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - e) Cross and long sections of proposed basins to include exceedance flow paths in the event of flow control blockage between basins I & J.
 - f) Details of protection measures to minimise blockage risk to flow control devices.
 - g) Evidence that urban creep has been included within the calculations.
 - h) Updated exceedance plans demonstrating the extent of flooding expected at the 1:100 + climate change event. These must also detail how flows are likely to

behave at the apparent low spots where no onward flow path is identified.

i) Details of land drainage provision to allow suitable drainage of green areas where overland flow routes are disrupted as a result of the development.

j) Confirmation that the SuDS infrastructure is in place or will be in place prior to the development of the related plot.

k) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

l) Sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the CIRIA SuDS Manual C697 CIRIA SuDS Manual C753, or equivalent and updated local or national design guidance where available. If SuDS are proposed as part of the open space provision on a site, gradients should not exceed 1:4;

m) Details for the long term maintenance, management, adoption and monitoring arrangements for the surface water drainage system. The submitted details shall include:

i) Maintenance schedules for each drainage feature type

ii) A plan detailing ownership of each drainage feature

iii) Confirmation that adoption of features is accepted by Southern Water /Highways Authority/other public body

iv) Details of protection measures

v) Specify the responsibilities of each party for the implementation of the SuDS scheme.

vi) Specify a timetable for implementation.

The sustainable drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: to prevent risk of flooding and ensure satisfactory drainage for the development in accordance with Policies DM3, DM5, DM6 and DM11 of the Local Plan (Schedule of Main Modifications) May 2021.

- 17 Construction of the development (excluding site clearance) shall not commence until full details of the proposed means of foul sewerage have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. These shall be in accordance with the submitted Utilities and Foul Water Statement 26114-RP-IE-002 Issue 02. The approved details shall be fully implemented prior to the first occupation of development within each phase. Reason: to provide satisfactory foul drainage and to prevent flooding.
- 18 The development shall fully comply with the measures, details and recommendations of the Johns Associates One Horton Heath Ecological Mitigation and Management Strategy (EMMS) Version 1 dated September 2022. Any departure from implementation of this document shall be fully agreed in writing by the Local Planning Authority beforehand. Reason: To protect features of ecological importance during site clearance and construction in accordance with paragraph 174 of the National Planning Policy Framework (NPPF), July 2021 and Policies DM1 and DM11 of the Eastleigh Borough Local Plan
- 19 The development shall fully comply with the measures, details and

recommendations of the Johns Associates First Residential Parcel Ecological Mitigation and Management Plan (EMMP) and Landscape and Ecological Management and Enhancement Plan (LEMP) Version 1 dated September 2022. Any departure from implementation of this document shall be fully agreed in writing by the Local Planning Authority beforehand. Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with paragraph 179 of the National Planning Policy Framework (NPPF), July 2021 and Policies DM1 and DM11 of the Eastleigh Borough Local Plan

- 20 Within 6 months of the commencement of development final open space, green infrastructure, soft landscaping details and maintenance and management proposals shall be submitted to, and approved in writing by, the Local Planning Authority. The final details shall be in broad accordance with the the Open Space Strategy 11705 RO5 Rev H, Open Space Landscape Principles Plan 12889_ R01 Rev G; Soft Landscape General Arrangement Plan 12889_P07 Rev G; Publicly Accessible Open Space Plan 12889_P16_Rev B and Tree Proposals Plan 12889_P06 Rev G. Reason: To ensure provision of a fully connected, multifunctional green infrastructure and open space that can be access by the population and nature
- 21 All works approved under condition 20 including 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 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.
- 22 The Burnetts Lane landscaping now implemented in accordance with plan ref 2135-TFC-00-00- DR-L-1005 shall be maintained and retained for a period of no less than 10 years after planting, and 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.
- 23 Within 6 months of commencement of development (excluding site clearance) full details of play provision for the site in broad accordance with the approved Open Space Strategy 11705/R05 Rev H dated 22 June 2021 shall be submitted to and be approved by the Local Planning Authority and the approved play provision works shall be fully implemented prior to first occupation of any dwellings within the adjoining sub phase(s) of the development, unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure

satisfactory play provision in the interests of residential amenity.

- 24 Within 6 months of the commencement of development (excluding site clearance), a final lighting design strategy for biodiversity, security and amenity shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

- a) identify those areas/ecological features and the species they support that are particularly sensitive to artificial lighting and where artificial lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Unless otherside agreed in writing by the Local Planning Authority, the lighting strategy shall broadly accord with the submitted Lighting Assessment Addendum ESSEN-09820 Rev P03 scheme and with the submitted External Lighting Layout Plan ref OHH-HYD-XX-XX-DR-E- 8000 Rev P02 and Sections 4.2-4.3 of the Lighting Assessment Addendum ESSEN-09820 Rev P03 and follow the advice and guidance of the Institute of Lighting Professional (ILP)'s publication "Guidance Notes for the Reduction of Obtrusive Light" and the Bat Conservation Trust and ILP Guidance Note 08/18 "Bats and artificial lighting in the UK.a

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that crepuscular and nocturnal animal species are not significantly disturbed by artificial lighting such that it adversely affects their breeding, roosting, foraging and commuting patterns and behaviour and to protect residential amenity and provide security measures.

- 25 The development shall fully accord with the Arboricultural Impact Assessment reference 11705_R05 RevA_JP_HM; the Tree Survey Report CBA11370 v1, October 2020, the Tree Protection Plan CBA11370.02.TPP and the requirements of British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. The approved arboricultural documents 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.

- 26 All work on site shall comply with the recommendations of the Ground Investigation Report Final ref GE18771-GIRv4.0 dated 26.7.2022 , Ground Water Monitoring Letter (dated 14 April 2021), Analytical report 20-19015-2, Analytical report 20-19261-2 and in accordance with BS10175:2011+A2:2017,

and BS 8576:2013. Any imported soils to the site shall be certified as clean and non-contaminated. Reason: in the interests of human health and in order to comply with EBLP Policy DM8

- 27 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 26 that any remediation scheme required and approved under the provisions of condition 26 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 UK Land contamination risk management (LCRM) and the guidance contained in 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 work 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 26.

Reason: in the interests of human health and in order to comply with EBLP Policy DM8

- 28 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition. Reason: in the interests of human health and in order to comply with EBLP Policy DM8

- 29 Unless otherwise agreed by the Local Planning Authority the crime and anti-social behaviour provisions detailed in the One Horton Heath letter to the Hampshire Constabulary dated 1.9.2021, in addition to full details of all top opening windows and lockable gates (which shall have been submitted to and approved in writing by the Local Planning Authority prior to any above ground works), shall be fully implemented prior to the first occupation of their associated dwellings and maintained thereafter. Reason: To ensure safe and secure development and contribute to reducing crime, in accordance with Supplementary Planning Document "Quality Places" and the NPPF (2021).

- 30 Within 3 months of commencement of development (excluding site clearance) a detailed Noise Mitigation and Management Scheme detailing in full the noise reduction specifications for acoustic wall/fence/bund provisions; alternative methods of ventilation and enhanced glazing, including the specific products and their acoustic performance, shall be submitted to and approved in writing by the local planning authority. The agreed measures shall then be fully installed in accordance with the approved details prior to first occupation of the buildings for which they are specified and thereafter retained and maintained to the satisfaction of the local planning authority. Reason: In the interest in public amenity, to protect business interests, and in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036.
- 31 Prior to first occupation of each building verification of all acoustic mitigation provided under Condition 30 shall be submitted to the Local Planning Authority. Where in the opinion of the Local Planning Authority the development falls short of design guidelines, performance and reliability, availability and maintainability, provision for remediation shall be agreed in writing by the Local Planning Authority and fully implemented within an agreed timescale. Verification methods shall be agreed beforehand by the Local Planning Authority. Reason: In the interest in public amenity and in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036. This verification is required prior to first occupation in order to satisfy the Local Planning Authority that the noise associated with the scheme has been satisfactorily mitigated.
- 32 The development shall fully comply with the approved Construction Environment Management Plan (CEMP) One Horton Heath First Residential Parcel/The Lower Acre ref OHHFRPCEMP/BJM102022 received 6.10.22 and have due regard to the advice and guidance contained in British Standard BS5228:2009 (A1 2014) "Code of Practice for noise and vibration control on construction and open sites. Reason: in the interests of amenity, highway safety and protection of ecological features.
- 33 Unless otherwise agreed in writing by the Local Planning Authority, the hours of all demolition and construction works shall be restricted to 0800 - 1800 hours Monday to Friday, 0800 - 1300 on Saturday, and at no other time on Sundays, Bank and Public holidays. Reason: To protect the amenities of occupiers of any nearby premises.
- 34 Prior to the first occupation of any buildings for which external plant is required details of any any plant and sound equipment and proposals for their controls and mitigation to be provided and which would give rise to emissions of noise or air emissions (of ash, dust, fumes, gas, grit, malodour, or soot) shall be submitted to the Local Planning Authority for written approval, together with details of hours of use. The agreed controls and mitigation measures shall be fully implemented. Any fixed plant or machinery used on site shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise as approved in writing by the local planning authority. Reason:

to ensure the protection of amenity and in order to comply with EBLP Policy DM8.

- 35 The development shall be implemented in broad accordance with the provisions detailed in Sections 4-12 inclusive of the Sustainability and Energy Statement December 2020 and Sections 4.2-4.6 of the Utilities and Foul Water Statement 26114-RP-IE-002 Issue 02, 10 May 2021. Prior to the occupation of any building within each sub-phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), an as built stage water calculator for that building confirming the predicted internal mains water consumption to achieve a maximum predicted internal mains water consumption of 110 litres/person/day shall be submitted to 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".
- 36 The submitted technology and communication strategy for the provision of broadband, fibre optic and audio visual technology for the development (Hilson Moran letter dated 15.12.21 Reference 26114/IF/SO/01) shall be fully complied with and the infrastructure detailed in this letter shall be provided for use upon first occupation of the buildings hereby permitted 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.
- 37 The development shall comply with the provisions of Section 5 of the submitted Bird Hazard Management Plan J00532 V1.0 April 2021 for the construction period and for the monitoring and management of the site thereafter. Reason: It is necessary to manage areas on the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.
- 38 No development shall take place until a final Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways) and all construction traffic movements shall comply with this approved CTMP unless otherwise agreed in writing beforehand by the Local Planning Authority. Reason: To ensure that the M3 and M27 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety
- 39 Prior to any development proceeding above slab level, full details of any required pumping stations and sub-stations and associated works shall be submitted to and approved in writing by the Local Planning Authority and all

pumping station and sub-station and associated works shall be implemented in accordance with these approved details. Reason: to ensure properly planned development and in the interests of amenity.

- 40 The sales office, either as set out on approved plans 10413-SEG3-514 P2 dated Nov 21 and Plans & Elevations ver 3 dated 2 September 21 or as alternatively agreed in writing with the LPA, shall be removed from the land no later than 12 months after the occupation of the final dwelling hereby permitted. Within a further 12 months of its removal the land shall be returned to its original condition or to a condition otherwise agreed in writing by the Local Planning Authority. Reason: to ensure properly planned temporary development.
- 41 Access to electric vehicle charging points shall be provided for all dwelling units prior to their first occupation. Full details of this provision shall be submitted to and approved in writing by the Local Planning Authority prior to development exceeding slab level of each reserved phase of the development and shall include the location, design and height of charge points; cabling routes; and an operation and management strategy for shared charging points. The agreed electric vehicle charging details shall be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. Reason: to comply with Eastleigh Borough Residential Parking Standards SPD and the NPPF/Government guidance for sustainable transport.
- 42 No development within areas identified as High or Medium Surface Water Flood Risk shall begin until further details have been submitted to and agreed in writing with the Local Planning Authority of the areas of surface water flood risk being affected due to the development, including details of compensation in a suitable location. The agreed works shall be fully implemented and thereafter retained and maintained for this purpose. Reason: to ensure the development does not increase flood risk in other areas.
- 43 Within 3 months of the completion of the drainage scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall contain as built plans and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place. Photographs of excavations, soil profiles and any installation of flow control devices shall also be included. LPAs should also periodically review the construction of surface water management systems on new development to ensure it continues to adhere to best practice and industry standards. Reason: to ensure the drainage scheme is properly installed so as not to increase flood risk.
- 44 The condition of the existing watercourse/ditch/drain/sewer up to and including the Main River which will take surface water from the development site shall be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution, and replacement shall be undertaken. Evidence of this, including photographs shall be submitted to the Local Planning Authority. No connection shall be made until written agreement

in principle has been submitted and approved by the Local Planning Authority. This should include agreement for the both the principle of connection(s) and discharge rate(s). Ordinary Watercourse consent will also be required for the structure connecting to the watercourse. Reason: to ensure appropriate water drainage so as not to increase flood risk.

- 45 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision. Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 46 Prior to first occupation of any dwelling unit hereby permitted a final Water Quality Monitoring and Management Protocol shall be submitted to and approved in writing by the Local Planning Authority, and the approved Protocol shall thereafter be implemented in accordance with the approved details. Reason: To ensure the mitigation of the nutrients impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

NOTES TO APPLICANT:

In accordance with 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.

Southern Water advice: The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to Developer.Services@southernwater.co.uk. Restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) with regards to any landscaping proposals and SW restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains. advice -

Environmental Permit Environment Agency advice: The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence

structure (16 metres if it's a tidal main river) and you don't already have planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Natural England advice:

Protected Species licence Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either: i. a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; ii. written confirmation from Natural England or accredited ecologist that the operation does not require such a licence. iii. The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.

Highways/Public Rights of Way:

1. Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must always remain available for public use.
2. All vehicles and plant crossing a Public Right of Way and should give way to public users, which could include horse-riders and cyclists, at all times.
3. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.
4. There must be no surface alterations to a Public Right of Way without the prior consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
5. Manual for Streets guidance should be applied for visibility splays.

LLFA advice:

Ordinary Watercourse consents are also required

Phases: a sub-phase is as identified in the submitted Proposed Phasing plan ref 9607A received 30/03/2022.

EIA: Eastleigh Borough Council has taken all environmental information including the Environmental Statement dated December 2020, the Addendum to the Environmental Statement dated May 2021 and Non-Technical Summary dated December 2020 and its Addendum dated May 2021 into consideration in reaching this decision. The reasoned conclusions on significant effects; conditions, a description of any features of project and /or measures to avoid,

prevent or reduce, offset significant effects and appropriate monitoring measures; a summary of consultations is set out within the committee report which can be viewed at: <https://meetings.eastleigh.gov.uk/ieListDocuments.aspx?CId=510&MId=6925&Ver=4>, this decision notice and related Section 106 Agreement.

Yours faithfully

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes