

PETER BADGER
STRIDE TREGLOWN LTD
PROMENADE HOUSE
THE PROMENADE
CLIFTON DOWN
BRISTOL
BS8 3NE

Application	F/22/94434
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Tuesday 28 March 2023

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

Application No. F/22/94434

In pursuance of their powers under the above Act and in accordance with your application received on Friday 23 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a two-storey building to accommodate the College's Art and Design school.
Site: BARTON PEVERIL COLLEGE, CHESTNUT AVENUE,
EASTLEIGH, SO50 5ZA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 155652-STL-00-01-DR-A-01001_PL-PL01, 155652-STL-00-01-DR-A-01003_PL-PL02, 155652-STL-00-01-DR-A-10001_PL-PL02, 155652-STL-00-01-DR-A-10002_PL-PL02, 155652-STL-00-01-DR-A-10003_PL-PL02, 155652-STL-00-01-DR-A-20001_PL-PL02, 155652-STL-00-01-DR-A-30001_PL-PL02, 304011-SWH-ZZ-XX-DR-C-0500 P01, 155652-STL-00-ZZ-DR-A-01002_PL_PL01, 3055_GA_1000 Rev D, 304011-SWH-ZZ-XX-DR-C-0500 P03 & Figure 01 PO1,
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The development must accord with the arboricultural report reference P2824-AIA01 V2. No excavation, demolition or development related works shall take

place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, 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.

- 4 No construction or demolition work shall start until a 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) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
 - d) the parking of vehicles of site operatives and visitors;
 - e) measures to control the emission of dust and dirt generated by demolition and construction;
 - f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - g) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - h) measures to prevent mud and dust on the highway during demolition and construction;
 - i) temporary lighting;

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

- 5 No development shall start until the following has been submitted to, and approved in writing by the Local Planning Authority:
- 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 UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b) 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+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,
 - c) 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 the nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the

property's occupiers.

- 6 The building shall not be brought into use until verification for the agreed remediation scheme (secured under condition 5) has been submitted to and agreed in writing by the Local Planning Authority. The verification shall be completed by the nominated competent person and shall comprise:-
- a) built drawings of the implemented scheme
 - b) photographs of the remediation works in progress
 - c) certificates demonstrating that imported and or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved details.

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

- 7 No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment/Drainage Strategy, have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details which should include:
- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment/Drainage Strategy.
 - b. Winter groundwater monitoring and infiltration test results undertaken in accordance with BRE365 providing a representative assessment of those locations where infiltration features are proposed.
 - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- Reason: To ensure satisfactory drainage for the development.

- 8 The building shall not be brought into use until details for the long term maintenance arrangements for the surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be maintained in accordance with the approved details, which shall include;

- a. Maintenance schedules for each drainage feature type and ownership
- b. Details of protection measures

Reason: To ensure satisfactory drainage for the development.

- 9 No development above dpc level 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.

- 10 No development above dpc level shall start until full hard and soft landscaping specifications and planting details have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be completed in accordance with the approved details, and to the appropriate British standard, by the end of the first planting season following completion of the development. Reason: In the interests of the visual amenity and to provide a setting for the building.
- 11 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 and planting schemes. Reason: In the interests of the visual amenities and to provide a setting for the building.
- 12 No external lighting shall be installed on the exterior of the building until the details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include a lighting diagram demonstrating light levels no greater than 1 lux on the approaches to the swift/ bat boxes and areas of vegetation suitable for nesting birds. The development shall then accord with the approved details. Reason: To avoid harm to bats and birds.
- 13 No fixed plant shall be installed on the exterior of the building (or associated equipment) until the details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the fixed plant to be installed, their cumulative noise emissions and any mitigation necessary to ensure that the cumulative emission of such plant would not have any unacceptable impact on the nearby residential properties. Reason: in the interest of residential amenity.
- 14 No Solar Photovoltaic panels shall be installed on the building, until the details have first been submitted to and approved in writing by the Local Planning Authority. The details of the solar panels shall include plans, product specifications and a glint & glare assessment. The development shall then accord with the approved details. Reason: To prevent glare from the Solar Photovoltaic Systems in the interests of aircraft safety.
- 15 The Barton Peveril College Travel Plan (by Paul Basham Associates, ref. 507.0009/TP/2. dated December 2022) shall be implemented in full and the development shall not be brought into use until a strategy for the ongoing monitoring and review of the travel plan and its targets, measures and actions has been submitted to and approved in writing by the Local Planning Authority. The approved monitoring and review strategy shall be fully implemented. Reason: To increase the use of sustainable transport.

- 16 The development shall be carried out, and maintained, in accordance with the biodiversity and habitat management plan (by Ecosupport, dated February 2023). All mitigation, compensations and enhancements specified within the biodiversity and habitat management plan shall be in place before the end of the first planting season following completion of the development, unless otherwise specified within the biodiversity and habitat management plan.
Reason: In the interests of biodiversity.
- 17 Within three months of the development hereby permitted being brought into use, a post-development compliance check by a qualified ecologist shall be undertaken to ensure that the approved bat and swift bricks/boxes have been installed correctly and the results shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of biodiversity.
- 18 Within nine months of the development hereby permitted being brought into use evidence that the building achieves a BREEAM excellent rating shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of sustainability.
- 19 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 or 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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes