

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

Application	X/23/95141
Please ask for	Dawn Errington
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Friday 6 October 2023

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

Application No. X/23/95141

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation to condition 1 to remove site plan no. 19.030.02 Rev N and replace with 19.030 Rev B: Revised Site/Parking Layout. F/19/85439 Residential development of 30 dwellings and associated landscaping following demolition of existing dwelling, stables and related structures
Site:	Phase 2, Land Off Botley Road, West End, Land Off Botley Road, Southampton, SO30 3JR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 19.030 Rev B ; ACLA BNM 01 rev B; floor plans and elevations approved under F/19/85439. 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 15 December 2021 (the date of the decision for F/19/85439). Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The details of materials approved under Discharge of Condition application DC/22/93490 shall be fully implemented. Reason: To ensure that the external appearance of any building is satisfactory.
- 4 The development shall accord with these approved details approved under

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Discharge of Condition application DC/22/93490 for:

- i) External lighting
- ii) Electric vehicle charging provisions
- iii) Swift boxes
- iv) Refuse collection provisions
- v) Final boundary treatments, including acoustic fencing
- vi) Final site levels and any retaining structures

Reason: To ensure that the external appearance of any building is satisfactory and to ensure that essential details are agreed prior to commencement.

- 5 Construction of the development shall not commence until final details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Surface water details shall be implemented in accordance with those approved under Discharge of Condition application DC/23/93490 and all drainage works shall be fully implemented prior to first occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority and thereafter retained, maintained and managed in accordance with the approved management and maintenance proposals. Written verification of completion of the approved works shall be provided by an appropriately qualified professional within 3 months of first occupation of the development. Reason: To ensure satisfactory provision of foul and surface water drainage.
- 6 Prior to final occupation of the approved dwellings, the approved landscaping works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and the Landscape Management Plan October 2023 shall be fully implemented following all landscaping works. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 7 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 amenities of the locality.
- 8 Prior to first occupation of the development, or in accordance with a timescale otherwise agreed with the Local Planning Authority, the management and mitigation provisions of the submitted Ecosupport Ecological Appraisal dated 17.2.20, the Ecosupport Phase II Bat Surveys dated 26.3.20 and the Ecosupport Reptile Surveys and Mitigation dated 26.3.20 submitted for planning permission F/19/85439 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory landscape and ecology provisions.
- 9 The wildlife sensitive lighting plan for both the construction and operational phases approved under Discharge of Condition application DC/22/93490 shall

be fully implemented prior to the first occupation of the development hereby permitted. Reason: To ensure no impact on the bat population roosting and foraging within the site

- 10 The development hereby permitted shall be implemented in accordance with the Conclusions and Recommendations of the submitted REC Phase II Geo-Environmental Site Assessment February 2020 for application F/19/85439, and shall not be occupied / brought into use until there has been submitted to the LPA verification by competent person that any remediation scheme required 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 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.
 - 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. Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.
- 11 All crime prevention measures in respect of this development shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be fully implemented prior to the first occupation of associated dwellings. Reason: In the interest of crime prevention.
- 12 Prior to the occupation of any building within this phase of the development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority: For residential development as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve · 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
· In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. 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.

- 13 The development must accord with the arboricultural report reference J1093.04 as amended by J1093 06 Revision B. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the Tree Protection Plans contained within the reports. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected 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. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
- 14 The details of paving and construction within the root zones of retained trees to be retained in accordance with the approved plans and particulars in respect of that phase shall be fully implemented in accordance with the details approved under Discharge of Condition application DC/22/93490 and J1093 06 Revision B. Reason: To conserve the trees adjacent to and within the proposed development.
- 15 No trenches for services or drains shall be sited within the Root Protection Area (RPA) as per BS5837:2012 of any trees that are to be retained on or adjoining the site. Reason: To protect the health and stability of the trees to be retained.
- 16 The technology and communication strategy for the provision of broadband, fibre optic and audio visual technology submitted for Discharge of Condition application DC/23/95099 shall be implemented prior to 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 and commercial blocks in the interests of visual amenity.
- 17 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.
- 18 No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
- 19 Each housing unit hereby permitted shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles for that unit (including those areas marked out on the plan as being unallocated) shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking areas shall then be permanently retained and reserved for that purpose at all time and no unallocated parking shall be allocated to individual plots at any time. Reason: To make provision for off-street parking for the purpose of highway safety.

- 20 No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority. Reason: In the interests of proper planning.
- 21 The roads and footways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building for which permission is hereby permitted. Public use of all roads and footways shall be enabled at all times. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.
- 22 Written verification by an appropriate consultant confirming that the construction of all unadopted roads, footpaths and cyclepaths within the development is in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the 29th dwelling unit. Reason: to ensure that the development is provided to an appropriate standard.
- 23 Each housing unit hereby permitted shall not be occupied until the provisions shown on the approved plans for the storage of bicycles and refuse bins for that unit shall have been made available. These shall then be permanently retained and reserved for that purpose at all time. Reason: To make provision for bicycles and refuse storage.
- 24 No building or structure of the development hereby permitted shall exceed 54.34m above mean sea level. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/publications/safeguarding.asp).
- 25 New tree planting at centres of 4 metres or greater must exclude Scots Pine (*Pinus Sylvestris*), Oak (*Quercus* sp.) and Beech (*Fagus Sylvatica*). New berry/fruit bearing planting (trees and shrubs) dispersed throughout the scheme, subject to a maximum of 15% of the total planting. Reason: To avoid endangering the safe movement of aircraft and the operation of Southampton Airport through the attraction of birds and an increase in the bird hazard risk of the application site.
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 1. Prior to the first occupation of any residential unit, the noise mitigation measures to protect future residents from transportation noise approved by the local planning authority for approval under Discharge of Condition

application DC/23/95099 shall be fully implemented for each dwelling prior to the first occupation of that dwelling and shall thereafter be maintained. The submitted details include:

- Details of the construction and design of the proposed 1 metre bund and 3 metre site acoustic barrier shown in the submitted plan Â 19.03.02 J.
- Details of the construction and design of the '2.5 metre fencing' positioned to act as acoustic barriers as shown in Figure 4 of the REC Acoustic Report AC106735 2R1 dated 14/2/20.
- Details of the ventilation systems proposed to provide alternative ventilation to open windows, sufficient to prevent summer overheating in any habitable room.
- Details of the sound insulation to be provided to achieve the acoustic conditions set out in Table 4 of BS8233.Â This should be supported by test data of proposed glazing systems and details of the acoustic design and performance of the alternative ventilation system.

. Reason: to protect the amenity and health of residents

- 27 The approved Construction and Environmental Management Plan (CEMP), approved under Discharge of Condition application DC/22/93490 shall be fully implemented. Reason: in the interests of amenity, highway safety and protection of ecological features
- 28 The recommendations and provisions of the submitted I- Transport Framework Travel Plan dated 14.2.2020 under application F/19/85439, shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable transport.
- 29 The use of the existing Botley Road and Monarch Way vehicular accesses by motor vehicles to/from the site shall cease prior to the commencement of the development hereby permitted and this use shall not re-commence at any time. Reason: in the interests of highway safety and residential amenity.
- 30 The measures detailed in section 5.0 of the submitted Sustainability Report dated February 2020 for application F/19/85439 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable construction and use of dwellings.
- 31 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 28(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

Notes 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.

The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

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