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PARK
COLDEN COMMON WIN...
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Application	RM/24/98388
Please ask for	Rebecca Altman
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Thursday 13 February 2025

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

Application No. RM/24/98388

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 23 October 2024 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

Description:	Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for the construction of 49.no residential dwellings.
Site:	Land west of Allbrook Way, Eastleigh, SO50 4LZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - P23-0088_DE_004_E_10 – Proposed Layout (Composite version)
 - P23-0088_DE_004_E_01 – Proposed Layout
 - P23-0088_DE_002_C_10.1 – elevations and floor plans House Type Grouse Plot 1
 - P23-0088_DE_002_D_11.2 – elevations and floor plans House Type Kiwi/Robin Plots 2-5
 - P23-0088_DE_002_C_12.1 – elevations and floor plans House Type Sparrow Plots 6-7
 - P23-0088_DE_002_C_05 – elevations and floor plans House Type Finch Plot 8

- P23-0088_DE_002_C_10.2 – elevations and floor plans House Type Grouse Plot 9
- P23-0088_DE_002_C_06.1 – elevations and floor plans House Type Heron Plot 10
- P23-0088_DE_002_C_09.1 – elevations and floor plans House Type Quail Plot 11, 12
- P23-0088_DE_002_D_07.2 – elevations and floor plans House Type Nightingale Plot 13
- P23-0088_DE_002_C_07.1 – elevations and floor plans House Type Nightingale Plot 14
- P23-0088_DE_002_C_14 – elevations and floor plans House Type Pigeon Plot 15
- P23-0088_DE_002_C_02.3 – elevations and floor plans House Type Blackbird/Kiwi Plots 16-18
- P23-0088_DE_002_A_04.2 – elevations and floor plans House Type Crow Plot 19
- P23-0088_DE_002_C_02.2 – elevations and floor plans House Type Blackbird Plots 20-22
- P23-0088_DE_002_D_04.1 – elevations and floor plans House Type Crow Plot 23
- P23-0088_DE_002_C_06.3 – elevations and floor plans House Type Heron Plot 24
- P23-0088_DE_002_C_12.2 – elevations and floor plans House Type Sparrow Plots 25-26
- P23-0088_DE_002_C_02.1 – elevations and floor plans House Type Blackbird Plots 27-28
- P23-0088_DE_002_C_06.4 – elevations and floor plans House Type Heron Plots 29-30
- P23-0088_DE_002_C_06.5 – elevations and floor plans House Type Heron Plots 31-32
- P23-0088_DE_002_C_09.2 – elevations and floor plans House Type Quail Plot 33
- P23-0088_DE_002_B_08 – elevations and floor plans House Type Phoenix Plot 34
- P23-0088_DE_002_D_07.5 – elevations and floor plans House Type Wren Plot 35
- P23-0088_DE_002_C_06.2 – elevations and floor plans House Type Heron Plot 36
- P23-0088_DE_002_D_07.3 – elevations and floor plans House Type Nightingale Plot 37
- P23-0088_DE_002_D_07.4 – elevations and floor plans House Type Nightingale Plot 38
- P23-0088_DE_002_C_12.3 – elevations and floor plans House Type Sparrow Plots 39-40

- P23-0088_DE_002_B_03 – elevations and floor plans House Type Buzzard Plots 41-42
- P23-0088_DE_002_C_11.1 – elevations and floor plans House Type Kiwi Plots 43-44, 45-46
- P23-0088_DE_002_F_13 – elevations and floor plans House Type Jay Plot 47
- P23-0088_DE_002_D_01 – elevations and floor Plans House Type Lark Plots 48,49
- P23-0088_DE_004_C_03 – Affordable Tenure Plan
- P23-0088_DE_004_C_04 - Open Space Plan
- P23-0088_DE_004_C_07 – Building Heights Plan
- P23-0088_DE_004_C_08 – Boundary Treatments Plan
- P23-0088_DE_004_C_09 – Materials Plan
- P23-0088_DE_005_B_01 – Street Scenes
- P23-0088_DE_002_B_15 – Garages
- P23-0088_DE_004_C_06 – Parking Strategy
- P23-0088_DE_007_A_01 Illustrative Cross Section
- P23-0088_DE_007_B_02 – Illustrative Cross Section
- 201 G - Proposed Drainage Layout plan 1 of 3
- 202 G – Proposed Drainage Layout Plan Sheet 2 of 3
- 300 i – Proposed Surface Finishes Whole Site
- 301 E – Proposed Surface Finishes Sheet 1 of 3
- 302 E – Proposed Surface Finishes Sheet 2 of 3
- 303 E – Proposed Surface Finishes Sheet 3 of 3
- 400 H – Proposed Levels Layout Plan Whole Site
- 401 E – Proposed Levels Layout Plan Sheet 1 of 3
- 402 E – Proposed Levels Layout Plan Sheet 2 of 3
- 403 E – Proposed Levels Layout Plan Sheet 3 of 3
- 47 A – Exceedance Flow Route Plan
- 44 – Sections Through Site Key Plan
- 45 – Sections Through Site
- 2456-TF-XX-00-DR-L-1001 P06 – Landscape General Arrangements 1
- 2456-TF-XX-00-DR-L-1002 P06 – Landscape General Arrangements 2
- 2456-TF-XX-00-DR-L-1003 P06 – Landscape General Arrangements 3
- 2456-TF-XX-00-DR-L-1004 P06 – Landscape General Arrangements 4
- 2456-TF-XX-00-DR-L-1005 P05 – Landscape General Arrangements
- 15 C – Site Layout Visibility Splay
- 48 – Existing Site Layout Plan
- 17 Rev. E – Refuse Vehicle Tracking

- 50 Rev. A – Refuse Vehicle Tracking to Narrowing in Main Access
- 51 Rev. A – Refuse Vehicle Tracking (Cars passing / waiting)
- 53 – Site Access Narrowing plan

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

- 2 The development must accord with the Arboricultural Implications Report ref. SJA air 23221-01 (October 2024). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 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, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 3 Notwithstanding the information submitted to date, no development related works shall take place on site until a final Arboricultural Method Statement, to include full details of supervision activities and reporting methods, is submitted to and approved in writing by the Local Planning Authority. The approved document shall be adhered to in full in accordance with the approved plans 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, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The ecological enhancements for the site shall accord with the recommendations set out in the Ecological Impact Assessment Revision 3 (Ecosa, December 2024), with further detail to be provided in accordance with the requirements of Condition 14 of the outline planning permission ref. O/19/86980.

Reason: In the interests of the visual amenity of the locality and to ensure the protection of wildlife and supporting habitat found on the site

and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site.

- 5 No development shall start on site until a great crested newt licence method statement and a habitat management plan, to include the location of the receptor site and hibernacula and translocation data, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that great crested newts are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 No development shall start on site until a Reptile Management Plan, to include the location of the receptor site and hibernacula and translocation data, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that reptiles are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 7 Prior to occupation of the development hereby approved, the pergolas in the parking court on the north side of the site shall be installed and thereafter retained in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pergolas are of an appropriate design to prevent obstruction to parked vehicles, to ensure suitable provision of parking on site in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 8 Prior to occupation of the development hereby permitted, cycle storage facilities shall be installed and thereafter retained in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of alternative means of transport to the private car in accordance with Policy DM13 of the Eastleigh

Borough Local Plan (2016-2036).

- 9 No development shall start on site until final details of soft landscaping, boundary treatments and hard surfacing (to cover all points outlined in the letter from Gillings Planning dated 31 January 2025, including a detailed planting plan at 1:200 scale), have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and to the appropriate British Standard.
- Reason: In the interests of the amenities of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 10 Prior to installation of the boardwalk shown on the approved plans on the south side of the site, full details of the materials to be used, including manufacturers details and samples, shall be submitted to and approved in writing by the Local Planning Authority. The boardwalk shall thereafter be installed in accordance with the approved details.
- Reason: In the interest of visual amenity and longevity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 11 The development shall be carried out in accordance with the recommendations of the Noise Assessment (24 Acoustics, ref. R10059-1 Rev. 3, dated 17 October 2024). Verification that the internal noise mitigation measures have been implemented in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings, to include verification of performance for a sample of individual dwellings in accordance with a schedule to be agreed with the LPA. The noise mitigation measures shall thereafter be retained.
- Reason: In the interests of residential amenity.
- 12 No development shall start on site until an addendum to the Drainage technical Note (The Civil Engineering Practice, October 2024, ref.

23823 1.1), and a final version of the submitted Proposed Drainage Layout Plan Whole Site and Sheet 3 of 3, have been submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water discharged from the drainage pipe running along the road to the east of the pond system will have at least two forms of filtration before being discharged off site, unless sufficient justification is provided for an alternative solution. The drainage strategy shall thereafter be constructed in accordance with the approved details.

Reason: To secure the provision of satisfactory surface water drainage infrastructure to serve the development.

- 13 The development shall be carried out in accordance with the Silt and Sedimentation Impact Assessment and Mitigation Strategy (The Civil Engineering Practice, October 2024, ref. 23823 Version 1.1).

Reason: To ensure that the development would not impact on the integrity of the River Itchen Special Area of Conservation through the release of sediments.

- 14 No development, shall start on site until a detailed plan showing how the new footpath links connect to the existing Public Right of Way has been submitted to and approved in writing by the Local Planning Authority in liaison with Hampshire Countryside Service. The footpath links shall thereafter be installed in accordance with the approved details prior to occupation of the dwellings.

Reason: To ensure suitable connection to and protection of the Public Right of Way.

Note to applicant: There must be no surface alterations to the PROW network or removal of furniture without the consent of Hampshire County Council as Highway Authority. Planning permission does not provide this and separate consent is required via a Section 278 agreement. This must be secured prior to commencement of development.

The PROW network is to remain open and accessible at all times

during construction and occupation of the development, including clearing of vegetation adjacent to the PROW. If it is considered impractical to keep the PROW open during any phase of construction, a temporary closure will need to be applied for. Further information can be found via the following link: [Apply for a temporary closure | Environment | Hampshire County Council](#)

No vehicles (including builder and contractor vehicles), machinery, equipment, materials, spoil, scaffolding or anything else associated with the works, use or occupation of the development, shall be left on or near to the public right of way as to cause obstruction, hindrance, or a hazard to users. The public retain the right to use the public right of way at all times.

Note to applicant: The developer is advised that roads and footways should be designed to minimum industry standards and / or Hampshire County Council's best practice. Further information can be found at: [Information for highways developers | Transport and roads | Hampshire County Council](#). The developer should also be aware of the Advanced Payment Code that will be required by the Highway Authority.

Note to applicant: Any works that would impact on the highway bank between the site and Allbrook Way would need to be undertaken via S278 Agreement with Hampshire County Council. Further details of this process can be found at: [Section 278 agreement | Transport and roads | Hampshire County Council](#)

Note to applicant: The planting specifications should include night scented flowering plants to ensure a sufficient supply of insects for bats. A wide variety of flowering plants that flower over a long season is needed to attract insects as food for bats and swifts.

Note to applicant: Bat and bird boxes and any habitat used by bats must not be illuminated above 1 lux. Lighting should be shown as part of the biodiversity enhancement plan to be submitted under Condition 14 of the outline planning permission.

Note to applicant: The archaeology works need to be coordinated with the mitigation required for great crested newts and reptiles.

Note to applicant: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead

Local Flood Authority is required (as a separate permission to planning).

Note to applicant: As the internal roads are not due for adoption, the developer would be advised to ensure that arrangements are in place for the private management of the road, to prevent issues such as unauthorised parking and obstructions on bends.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes