



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

Studio Four Architects Ltd
 Mr Gareth Jenkins
 Tollgate Estates
 Stanbridge Earls
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 SO51 0HE
 Hampshire

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

OUTLINE APPLICATION - CONDITIONAL APPROVAL

Proposal: Outline application for the redevelopment of the Bitterne Parish Church site including 15 houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking; and multi-use games area, following demolition of existing parish church hall and the removal of the existing bowling green and pavilion (layout and access only all other matters reserved) (departure from local plan) (amended description following amended plans).

Site Address: Bitterne Parish Church Office, Whites Road, Southampton SO19 7NS

Application No: 19/00838/OUT

Subject to the following conditions:

1. Outline Permission Timing Condition (Performance)

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas and the means of access (vehicular and pedestrian) into the site and the buildings is approved subject to the following:

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:
 - the appearance and architectural design specifying the external materials to be used;
 - the scale of the buildings indicating massing and building bulk and;
 - the landscaping of the site specifying both the hard, soft treatments and means of enclosures including ongoing maintenance
- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission
- (iii) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last application of the reserved matters to be approved.



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Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Details of building materials to be used (Pre-Commencement Condition)

Notwithstanding the information shown as part of the submission, with the exception of site clearance, demolition and preparation works, no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary, this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

3. Residential - Permitted Development Restriction (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (The enlargement, improvement or other alteration of a dwelling house)

Class AA (enlargement of a dwelling house by construction of additional storeys)

Class B (additions etc to the roof of a dwelling house)

Class D (porches),

Class E (buildings etc incidental to the enjoyment of a dwelling house)

Class F (hard surfaces incidental to the enjoyment of a dwelling house)

Reason: In order that the Local Planning Authority may exercise further control in this locality given the specific circumstances of the application site which is significantly constrained by protected trees; and in the interests of the comprehensive development and visual amenities of the area.

4. No other windows or doors other than approved (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

5. Landscaping, lighting & means of enclosure detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- i. means of enclosure/boundary treatment,
- ii. car parking layouts,
- iii. vehicle pedestrian access and circulations areas,
- iv. hard surfacing materials,
- v. structures and ancillary objects (refuse bins, lighting columns etc.),

- vi. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate; and tree pit design.
- vii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance),
- viii. a landscape management scheme; and
- ix. measures to prevent unmanaged parking within root protection areas.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

Within root protection zones there must be a no dig solution to physical structures including road formation and kerb formation. Measures shall also be included in the landscaping plan to demonstrate how informal parking on roof protection areas will be prevented.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

6. Arboricultural Method Statement (Pre-Commencement Condition)

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained (taking account of plan 321 55 rev C 'tree protection plan' April 2020).
2. Specification for the installation of any additional root protection measures.
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots.
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason: To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

7. No storage under tree canopy (Performance)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

Reason: To preserve the said trees in the interests of the visual amenities and character of the locality.

8. Retention of trees (Performance Condition)

For the duration of works on the site no trees on the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason: To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

9. Replacement trees (Pre-commencement)

Any trees to be felled pursuant to this decision notice will be replaced with species of trees first to be agreed in writing with the Local Planning Authority prior to the commencement of development at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed in writing with the Local Planning Authority; details of species, size, location, pit design and management shall be included within the submission. Preferred locations will be adjacent to Whites Road and Bursledon Road to cover the loss in these areas. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment, to mitigate loss of trees necessary to facilitate the development and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

10. Demolition/Construction Management Plan (Pre-Commencement)

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Demolition & Construction Method Plan for the development. The Construction Management Plan shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) method of demolition required in order to prevent damaged to protected trees. loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning; and,
- (g) details of how noise emanating from the site during construction will be mitigated.

The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area, highway safety and protected trees.

11 Hours of work for Demolition / Clearance / Construction (Performance)

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours
Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.



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Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

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

12. Land Contamination investigation and remediation (Pre-Commencement & Occupation)

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the local planning authority.

Reason: To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

13. Use of uncontaminated soils and fill (Performance)

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason: To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

14. Unsuspected Contamination (Performance)

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified, no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

15. Water & Energy [Pre-Construction]

With the exception of site clearance, demolition and preparation works, no development works shall be carried out until written documentary evidence demonstrating that the development will achieve a maximum 100 Litres/Person/Day internal water use. A water efficiency calculator



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shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the design.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (Amended 2015).

16. Water & Energy [Performance]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved 100 Litres/Person/Day internal water use in the form of a final water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the construction.

Reason:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with Policy CS20 of the Adopted Core Strategy (Amended 2015).

17. Sustainable Drainage (Pre-Commencement Condition)

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To seek suitable information on Sustainable Urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015).

18. Archaeological watching brief investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason: To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

19. Archaeological watching brief work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason: To ensure that the archaeological investigation is completed.

20. Surface / foul water drainage (Pre-commencement)

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall proceed in accordance with the agreed details and be retained as approved.

Reason: To ensure satisfactory drainage provision for the area.

21. Sightlines specification (Performance)



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Sight lines, measuring 2m by 2m from the back edge of the footway shall be provided for both vehicular access proposed (Whites Road and Bursledon Road) before the occupation of any building hereby approved commences and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no fences walls or other means of enclosure shall be erected above a height of 0.6m above ground level within the sight line splays

Reason: To ensure that vehicle drivers have sufficient sightlines out over the public highway and into the site in the interests of safety.

22. Residential Parking (Pre-Occupation)

The parking spaces for the dwellings; and access, to them shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained solely for the use of the occupants and their visitors; and for no other purposes other than indicated on the approved plans. At no time shall visitor spaces be allocated to residential properties and at no time shall any of the residential properties be allocated more than 2 car parking spaces each.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

23. Church Parking (Pre-Occupation)

The parking spaces for the church; and access to them, shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained solely for the use of the church and its visitors; and for no other purposes other than indicated on the approved plans unless otherwise agreed in writing by the local planning authority.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

24. Delineation of car parking spaces, (Performance condition)

In the demarcation of the car parking spaces hereby approved shall be formed by block paving of a different colour/tone to the main block paving material used for the hard-surfacing areas of the site and as show on the approved plans.

Reason: In the interests of the visual amenity of the development and in order to achieve a high-quality finish.

25. Servicing vehicle turning area [Performance Condition]

The turning area for servicing vehicles as indicated by the approved plans (Refuse vehicle tracking plan, 32129 dwg no.53, Oct 2019, received 08/06/2021 & Site plan as proposed, 32129 dwg no. 32 revision CC Jan 2016, received 08/06/2021) shall be kept available at all time for the manoeuvring of servicing vehicles and shall therefore remain unobstructed by solid boundary treatment, landscaping features, signage, furniture or any other physical features in perpetuity once the development hereby approved is occupied.

Reason: In the interests of highways safety.

26. On site signage (Pre-Occupation Condition)

Prior to the occupation of the development hereby approved details of on-site signage (including position and design) shall be submitted to and approved in writing by the local planning authority. The signage will need to identify the following in accordance with the approved plans:

- o the allocation of parking spaces.
- o that the access road and 'turning area' shall not be used for parking purposes.

Once approved the signage shall be erected on site in accordance with the approved plans and retained whilst the development is occupied for residential purposes.

Reason: To ensure that residents and visitors to the site are aware of parking restrictions in the interests of visual amenity and highway safety.

27. Refuse & Recycling (Pre-Commencement)

Prior to the commencement of development, details of storage for refuse and recycling, together with the access to it, shall be submitted to and approved in writing by the Local Planning

Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

28. Cycle storage facilities (Pre-Commencement Condition)

Before the development hereby approved first comes into occupation, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

29. Ecological Mitigation Statement (Pre-Commencement)

Prior to development commencing, including site clearance, the developer shall submit an updated programme of habitat and species mitigation and enhancement measures which should cover the impacts identified in the Ecological Appraisal March 2017 as well as the Phase 2 Bat and Reptile Report, October 2019; and which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason: To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity; and in particular because residential gardens are not suitable locations for slow worm mitigation as they will not remain in control of the church and as such cannot be secured in perpetuity.

30. Protection of nesting birds (Performance)

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

Reason: For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

31. External Lighting Scheme (Pre-Commencement)

Prior to the development hereby approved first coming into occupation, external lighting shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be thereafter retained as approved.

Reason: In the interest of residential amenity/to minimise the impact on protected species.

32. Road Construction (Pre-Commencement)

Prior to the commencement of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

1. A specification of the type of construction proposed for the roads, cycle ways and footpaths including all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels together with details of street lighting, signing, white lining and the method of disposing of surface water.

2. A programme for the making up of the roads and footpaths to a standard suitable for adoption by the Highway Authority.

3. Details of a management process which will maintain these areas in the future.

The road and footways shall be completed and maintained in accordance with the agreed details before the development first comes into occupation and thereafter retained as approved for the lifetime of the development.

Reason: To ensure that the roads and footpaths are constructed in accordance with standards required by the Highway Authority and thereafter properly maintained.

33. Amenity Space Access (Pre-Occupation)

Before the development hereby approved first comes into occupation, the private external amenity spaces shall be made available for use in accordance with the plans hereby approved.



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The amenity spaces shall thereafter be retained for the use of the occupiers of the dwellings and shall not be further subdivided without further grant of planning permission.

Reason: To ensure the provision of adequate amenity space in association with the approved dwellings.

34. Ball Court/MUGA Details.

No development hereby permitted shall be commenced until the Local Planning Authority have approved in writing a specification for the design of the ball court/Multi Use Games Area (MUGA) hereby approved, including materials, means of enclosure, surface treatment, sports facilities/infrastructure, pitch marking and maintenance details. The Ball Court/MUGA shall be erected on site in accordance with approved details and retained throughout the lifetime of the development in accordance with approved details unless planning permission is granted for the Ball Court/MUGA to be used for another purpose. The Ball Court/MUGA shall also be available to use by the public in accordance with the community use agreement as secured by Section 106 legal agreement which accompanies this decision.

Reason: To mitigate the net loss of open space.

35. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

36. Highway design further details - (Pre-Commencement Condition)

Notwithstanding the approved plans detailed design of the pedestrian and vehicular access arrangement for the site; and in particular from Whites Road, shall be submitted to and approved in writing by the local planning authority prior to any works commencing on site. The details shall include either; refuse vehicle tracking and physical measures to prevent the likelihood of informal parking which would likely obstruct refuse collection vehicles from accessing refuse collection points and turning areas associated with all dwellings proposed on site; potentially amending the width of parts of the site access along with bollards and double yellow lines; or details securing private refuse collection for the site. Once agreed the development shall be carried out in accordance the agreed details prior to occupation and maintained throughout the lifetime of the development.

Reason: To secure details in the interests of highway safety and to provide suitable access arrangements for all vehicles (including refuse collection vehicles) and pedestrians along with minimising opportunities for informal parking that would potentially obstruct refuse vehicle access.

37. Waste management. (Pre-Occupation Condition)

Prior to the occupation of the development hereby approved a waste management plan shall be submitted to and approved in writing by the local planning authority. Once approved the occupation of the development shall be implemented in accordance with the approved waste management plan. The waste management plan shall detail use of suitably sized vehicles that will be capable, including evidence, that turning onsite will be achieved and at no time other than collection day shall refuse be stored on the Whites Road public highway.

Reason: In the interest of visual and residential amenity and to ensure highways safety by preventing the need for refuse vehicles to reverse onto the public highway (Whites Road).

38. Development parameters. (Performance Condition).

As identified in the approved plans and the description of development outline permission is granted for the redevelopment of the Bitterne Parish Church site for 15 x two storey houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking; and multi-use games area.

Reason: For the avoidance of doubt.

39. Noise report - (Pre-Occupation Condition)



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Prior to the occupation of the hereby approved multi use games area an acoustic report shall be submitted to and approved in writing by the local planning authority. Once agreed the development shall be carried out in accordance the agreed details including all recommendations covering the following aspects of the proposal where appropriate:

- o Installation of acoustic barrier which will be built outside the perimeter fence, so they are protected from being hit by balls generating impact noise;
- o All fencing must be securely clamped with resilient fixings to prevent vibrations;
- o No signage shall be added to the fencing around playing pitches which might otherwise generate vibration and noise if the fence is struck by balls etc;
- o All access routes should be located away from the adjacent housing, so far as is practical; and
- o Facilities shall be managed to avoid antisocial behaviour and unnecessarily raised noise levels.

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

40. Multi use games area flood lighting (Pre-Occupation Condition)

Prior to the erection and use of any floodlighting associated with the multi-use games area further details, including mitigation measures to prevent light spill over sensitive adjacent bat foraging areas and adjacent residential properties/gardens, shall first to be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be implemented and thereafter retained as approved.

The flood lighting shall be switched off when the multi-use games area is either not in use or outside of the approved operational hours of the multi-use games area.

Reason: In the interest of residential amenity/to minimise the impact on protected species.

41. Multi use games area hours of use (Performance Condition)

The multi-use games area and flood lighting approved shall not be available for use outside of the following hours:

9am to 8.30pm Monday to Friday; and

9am - 7pm Saturday and Sunday

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

42. Vehicular access limitation (Performance Condition)

At no time shall the pedestrian access from the site through to the A3024 spur road be converted to provide vehicular access.

Reason: In the interests of highways safety.

Note to Applicant

Southern Water



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A formal application for connection to the public sewerage system is required in order to service this development, Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

A formal application for connection to the water supply is required in order to service this development.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Ecology:

Bat emergence surveys of the Parish Hall, Wesley Centre and Parish Office buildings have been undertaken. No bat roosts were found but foraging activity by common pipistrelle, *Pipistrellus pipistrellus*, and noctule, *Nyctalus noctula*, bats was recorded. The proposed housing will result in a reduction in the extent of available bat foraging habitat and I would expect to see this loss mitigated. In addition, any external lighting should be carefully designed to ensure that it doesn't illuminate surrounding vegetation. I would expect lux levels around tree canopies to be no greater than 0.5lux. In addition, external lighting should be LED using warm white (2700k to 3000K) luminaires with a peak higher than 550nm.

A reptile survey has been undertaken and a low population of slow worm was recorded. The proposed development will result in the loss of some of the slow worm habitat and although mitigation measures have been proposed I am concerned that the majority of it is being delivered through use of two of the new gardens. It is not possible to guarantee the retention of suitable habitat in these gardens in the longer term and the proposed mitigation is therefore not acceptable. Slow worm mitigation needs to be delivered on areas that will remain within the control of the church, for example the church yard. I would expect to see detailed mitigation proposals set out in a biodiversity mitigation plan.

The submitted ecology reports still do not address how the loss of habitat will be addressed. This will need to be set out in a biodiversity mitigation plan.

Lighting in the interest of biodiversity (inparticular bats):

The Council's Ecologist would expect lux levels around tree canopies to be no greater than 0.5lux. In addition, external lighting should be LED using warm white (2700k to 3000K) luminaires with a peak higher than 550nm.

Trees:

- The tree protection must also include a clear specification which is referenced back to BS5837.
- The use of Netpave is not appropriate for ground protection as it will not prevent soil compaction.



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- Appropriate ground protection for the expected use is detailed within BS5837.
- The use of Cellweb is appropriate for use within the RPA of the retained trees, however consideration must be given to how the installation on the existing ground level will join with the made surfaces outside of the RPA.
- No excavation shall be undertaken within any RPAs without prior written agreement from the Local Planning Authority

Bin storage details:

Note to applicant: In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins, and should contact SCC refuse team at Waste.management@southampton.gov.uk at least 8 weeks prior to occupation of the development to discuss requirements.
Access road to be constructed to an adoptable standard.

Reason for granting planning permission

The development is acceptable considering the policies and proposals of the Development Plan as set out within the Officers Report. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been to satisfy these matters.

The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by the National Planning Policy Framework (2021).

Additional Note: Should you require new addresses to be created for your development you are advised to use the following link at the appropriate time:

<http://www.southampton.gov.uk/planning/planning-permission/getting-street-names-numbers.aspx>

4 January 2023



Pete Boustred
Head of Transport and Planning

If you have any further enquiries, please contact:
Mathew Pidgeon

PLANS & INFORMATION CONSIDERED

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings:

Drawing No:	Version:	Description:	Status:
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DX115710 SOUTHAMPTON 17

32129, 55C	Tree Protection Plan)	Other Plans	Approved
Enviro Plant Report	Arb Impact Assessment_ Method Statement	Other Plans	Approved
32129, 00A		Location Plan	Approved
32129, 32EE		Site Plan	Approved
32129, 45B		Floor Plan	Approved
32129, 53B	Vehicle tracking plan	General Plan	Approved

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals must be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
4. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
8. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001

Design of buildings and their approaches to meet the needs of disabled people code of practice.

9. Your attention is drawn to the conditions this consent is subject to:

Pre-commencement conditions require the full terms of the condition to be approved by Local Planning Authority before any development starts. In order to discharge these conditions a formal application is required by the applicant and a time period of at least 8 weeks should be allowed for a decision to be made. If the conditions are not met, the Local Planning Authority has the power to take enforcement action.

10. If the application site is within an existing Resident Parking Zone. Under the Council's Residents Parking Policy, new residential units (which include new developments, subdivisions of existing properties and changes of use of existing properties) given planning consent after March 2001, do not qualify for a Residents Parking Permit within an existing Resident Parking Zone. Please see more details under the Council's Residents Parking Policy.

11. The applicant is recommended to retain this form with the title deeds of the property.

Please address any correspondence in connection with this form quoting the application number to:
Development Management, Southampton City Council, Civic Centre, Southampton, SO14 7LY.