

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Monday, 8 June 2015 (7:00 pm – 9:55 pm)

PRESENT:

Councillor Scott (Chair); Councillors Clarke, Cossey and Tennent

Apologies for absence were received from Councillors Boulton, Noyce and R Smith

51. DECLARATIONS OF INTEREST

There were no declarations of interest made.

52. CHALCROFT FARM AND LAND WEST OF HORTON HEATH, BURNETTS LANE, EASTLEIGH, SO30 2HU - OUTLINE PLANNING APPLICATION

The Committee considered the report of the Head of Development Management (Agenda item 3) concerning an outline application for up to 950 dwellings and associated road and parking infrastructure, including public open space, indicative landscaping, drainage, the construction of new accesses onto Burnetts Lane and Fir Tree Lane, the realignment of Fir Tree Lane, a new access road from Bubb Lane, the realignment and resurfacing of Public Rights of Ways, creation of new Public Rights of Way, footpaths and cycle links, the construction of utilities infrastructure, a Primary School (3FE), a Secondary School (8FE), a village centre (at Chalcroft Farm) including change of use of existing farm buildings (A3, A4 (with ancillary accommodation), A5, employment uses) and a local centre including a community building (A1, A3, A5 and D1), approximately 6ha of employment uses (B1(b/c), B2 and B8). The development proposal incorporates the demolition and/or conversion/change of existing buildings (non-listed) at Chalcroft Farm. A detailed matter for determination involved access but all other matters – scale, appearance, landscaping and layout – would form part of subsequent reserved matters application(s)).

This application was a major application, was the subject of an Environmental Impact Assessment, was a departure from the development plan and affected a Right of Way.

RESOLVED -

That permission to grant outline permission be delegated to the Head of Development Management in consultation with the Chair and Vice Chair of this Committee (Councillor Scott and Councillor Tennent) subject to:

- (1) **Consideration of any representations received prior to the expiration of the press notice consultation (notice in press on 12 June 2015 for a period of 21 days);**
- (2) **Consideration of any representations received from the additional neighbour consultation which expires on 22 June 2015; and**
- (3) **The following amendments to conditions (shown in bold):**

Condition 5 - Prior to the approval of the first reserved matters application **for housing**, a detailed design code for the development shall have been submitted to and approved in writing by the local planning authority

Condition 26 - Prior to the commencement of each phase of development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), no development shall start until a **sustainability report demonstrating how all of the essential requirements for non-residential development of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met including a BREEAM New Construction 'excellent' interim stage certificate and evidence in the form of design stage SAP data and a BRE water calculator demonstrating** Code for Sustainable Homes level 4 **standards** for energy and water for residential **buildings** have been submitted to, and approved in writing, by the Local Planning Authority. Reason: To ensure the development meets the national requirements and the non-residential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

Condition 27 – Prior to the commencement of each phase of the development hereby approved (**or in accordance with a timetable to be agreed in writing with the local planning authority**) other than for the access works a BREEAM Communities final certificate at Excellent level shall be submitted to.....

Condition 45 - Prior to the occupation of each type of building within each phase of development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), until a **sustainability report demonstrating how all of the essential requirements for non-residential development of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met including a BREEAM New Construction 'excellent' post construction stage certificate and evidence in the form of as built SAP data and a BRE water calculator demonstrating** Code for Sustainable Homes level 4 **standards** for energy and water for residential **buildings**, have been submitted to, and approved in writing by, the Local Planning Authority. Reason: To ensure the development meets the non-residential requirements of

the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

Condition 46 – The development, including the phasing, must accord with the approved Design and Access Statement, parameter plans and Design Code approved, **unless agreed in writing by the local planning authority**, in.....

Condition 52 – **Each** retail or commercial unit to be included within the local centre shall have a gross external floor area no greater than 500sqm unless otherwise agreed in writing by the local planning authority;

- (4) **The inclusion of a condition, to be worded by the Government Pipeline Agency, to secure the required pipeline diversion in timely manners and to be funded by the developer;**
- (5) **Completion of the s106 Legal Agreement;**
- (6) **The other conditions, notes to applicant and other requirements, as detailed in the report; and**
- (7) **Reference of the application to the National Planning Casework Unit.**

(NOTE: Thirteen members of the public, including local County and Parish Councillors, spoke in objection and/or raised points of concern; and three representatives from the developers spoke in support.)
