

MR ROB HENDERSON
SAVILLS
2 CHARLOTTE PLACE
SOUTHAMPTON
SO14 0TB

Application F/19/86707
Please ask for Andy Grandfield
Direct dial 023 8068 8267
Working hours Mon to Fri 8:30am to 5pm
Email andy.grandfield@eastleigh.gov.uk

Thursday 3 June 2021

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

Application No. F/19/86707

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 November 2019 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a 164 metre runway extension at the northern end of the existing runway, associated blast screen to the north of the proposed runway extension, removal of existing bund and the reconfiguration and extension of existing long stay car parking to the east and west of Mitchell Way to provide additional long stay spaces. This application is subject to an Environmental Impact Assessment.

Site: SOUTHAMPTON INTERNATIONAL AIRPORT, MITCHELL WAY, EASTLEIGH, SOUTHAMPTON, SO18 2HG

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

LOC1 Location Plan;
Bloc1 Block Plan;
400602-MMD-00-XX-DR-C-0003 Rev C03-Pavement Layout Plan;
400602-MMD-00-XX-DR-C-0013 Rev C03-Proposed pavement levels;
400602-MMD-00-XX-DR-Z-0003 Rev C03-Geometrical Design Layout Plan;

400602-MMD-00-XX-DR-D-0001 rev C03-StormWater Layout Plan;
400602-MMD-00-XX-DR-C-0001 Rev C03-Identification of Affected Services;
400602-MMD-00-XX-DR-Z-0007 Rev P-Swept Path Analysis;
400602-MMD-00-XX-DR-E-0002 Rev C03-AGL Layout Plan;
400602-MMD-00-XX-DR-E-0007 Rev C03-Runway 20 approach lighting;
400602-MMD-00-XX-DR-C-0051 Rev C04-jet blast screen details
400602-MMD-XX-00-RP-Z-0006-Jacked Underpass pre-feasibility report;
SOU_STL_04_XX_DR_A_ZZZZ_90001_REV P05_Site Plan – Proposed Car
Park Extension Layout.
400602-MMD-00-XX-DR-C-0021 Rev C03 - Pavement typical sections
400602-MMD-00-XX-DR-C-0040 Rev C03 - Marking layout plan
400602-MMD-00-XX-DR-C-0052 Rev C05 - Jet Blast Protection Layout
400602-MMD-00-XX-DR-C-0053 Rev P01 - Jet Blast Screen Details
SOU-STL-04-XX-DR-A-90002-Site Plan Rev P03 - Existing Mitchell Way Bund
Contours
SOUPSA102K010P1 - Existing car park east of Mitchell Way
SIAL PIT 20709 C 101 A - Existing car park north west of Mitchell Way

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

- 3 No development shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing, by the Local Planning Authority (LPA) and thereafter development must accord with the approved CEMP. The CEMP shall include, at a minimum:
- a. Proposed working hours, including any night-time working hours (no construction, demolition or deliveries to the site shall take place during night-time hours at weekends or Bank Holidays);
 - b. The construction of the car park shall take place between 0800 and 1800 Monday to Saturday and not at all on Sundays or Bank Holiday;
 - c. A programme and phasing plan for all site preparation and construction works;
 - d. Location of temporary site buildings, compound, construction material, and plant storage areas used during site preparation and construction;
 - e. A construction traffic management plan, including a construction traffic routing plan which restricts heavy goods vehicles from travelling through the Air Quality Management Area on the A335 Southampton Road towards Eastleigh; arrangements for construction traffic access to the site; and arrangements for deliveries associated with all construction works;
 - f. Parking of vehicles of site operatives and visitors;
 - g. A draft notice under section 61 of the Control of Pollution Act 1974 and proposed scheduled for submission of section 61 notices;
 - h. Updated baseline noise data for the relevant receptors to the works, and at the relevant time periods for the works, including details of the airport operating direction at the time of the baseline data collection and setting out noise limits for the works based on the updated baseline data, assessed in accordance with the ES methodology and BS5228;
 - i. Measures to prevent mud and dust on the highway during site preparation and construction (details of on-site wheel wash facilities are required, outlining

how mud and dirt will be prevented from reaching the highway. Onwards, details of how the applicants will deal with mud and dirt on the highway should this method fail should also be supplied (i.e. employment of a mechanical road sweeper);

- j. A pollution prevention and emergency response plan;
- k. A water management plan, including details of measures to slow surface water runoff, prevent flooding within site or elsewhere, and details of rainwater collection and recycling;
- l. A site waste management plan;
- m. Measures to protect ecology and biodiversity (including nesting birds), including temporary construction lighting; temporary drainage measures for surface water runoff and pollution control; dust and noise protection measures; phased vegetation clearance and search by licensed and experienced Hazel Dormouse ecologist; phased habitat manipulation and destructive search supervised by suitably qualified ecologist for reptiles; timing of works to minimise impacts on ecology;
- n. Details of appointed Ecological Clerk of Works.
- o. Details of best practice construction methods that are expected to reduce emissions.

Reason: To reduce the noise, air quality and environment impacts of construction to acceptable levels and protect biodiversity and the water environment.

- 4 No development shall commence unless and until a Dust Management Strategy (DMS) has been submitted to, and approved in writing by, the Local Planning Authority and thereafter development must accord with the approved DMS. The DMS shall include, at a minimum, the following considerations:
 - a. A baseline boundary dust monitoring survey;
 - b. A boundary dust monitoring plan and provision of information to members of the public to enable notification of dust events;
 - c. Proposals for submission of the survey results and details of any dust events including remedial actions taken to the Local Planning Authority at a frequency to be agreed.

Reason: To reduce air quality and environmental impacts of construction to acceptable levels.

- 5 Prior to commencement of development the developer shall submit prior consent applications to Eastleigh Borough Council under s61 of the Control of Pollution Act 1974. The applications shall include the following information:
 - a. Details of phasing, plant and construction methods to be employed;
 - b. Predicted noise levels from the works at the relevant receptors having regard to BS5228 parts 1 and 2;
 - c. Mitigation measures to be employed specific to the works (including Best Practical Means), which may include sound insulation or temporary rehousing if the relevant thresholds in BS5228 are exceeded;
 - d. Arrangements for monitoring of noise levels, including submission of monitoring reports to the Local Planning Authority on a weekly basis and on

request;

e. Arrangements for noise complaints and the investigation/ resolution process;

f. Development must accord with these approved measures.

Reason: To protect the amenity of nearby residents and sensitive receptors.

- 6 No development shall commence until measures to protect existing gas and sewerage infrastructure pipes across the site during construction have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the relevant statutory undertakers (Southern Gas Networks and Southern Water). Development must accord with these approved measures.

Reason: To protect existing infrastructure on site from construction damage.

- 7 Prior to the commencement of works associated with the car park expansion, a site-specific Arboricultural Method Statement and Tree Protection Plan in accordance with the submitted Arboricultural Impact Assessment, Proposed Western Car Park Expansion, re. 131655, by Property Risk Inspection, dated 18th December 2019 shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with the approved scheme.

Reason: To protect the retained trees in the interests of visual amenity, ecology and climate change resilience.

- 8 Prior the commencement of the development hereby permitted, a scheme for the phased delivery of the approved car park expansion shall be submitted to and approved in writing by the Local planning Authority. The car park shall be constructed and made available for use in accordance with the approved scheme.

Reason: To ensure adequate car parking capacity is provided at the site in the interests of highway safety.

- 9 Prior to the commencement of development, a scheme for the phased rollout of fixed ground electrical power to additional stands and a management plan for the preferred use of stands having fixed ground electrical power shall be submitted to and approved in writing by the Local Planning Authority. Fixed ground electrical power rollout and use shall thereafter operate in accordance with the approved scheme.

Reason: To reduce the noise and air quality impacts of operation to acceptable levels to protect the amenity of the area

- 10 Prior to first use of the extended car park hereby permitted, the proposed solid boundary fence along the west boundary shall be erected and retained thereafter.

Reason: To reduce the noise and air quality impacts of operation to acceptable

levels to protect the amenity of the area.

- 11 No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a. 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 the BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice; and
 - b. Unless otherwise agreed in writing with LPA, a site investigation report 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
 - c. A detailed site-specific scheme (if required) for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, together with proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination in the interest of public health and safety and to protect the natural environment and designated sites

- 12 The development hereby permitted shall not be brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 11(c) that any remediation scheme required and approved under the provisions of condition 11(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless agreed in writing with the Local Planning Authority, such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. As a minimum, the report shall 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 under condition 11(c).

Reason: To minimise the risk from land contamination in the interest of public health and safety and to protect the natural environment and designated sites

- 13 Notwithstanding the submitted details, no works for the provision of the extended car park shall take place, including the removal of the existing bund, until details including size and planting specifications of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- a. all soft landscaping, taking account of planting constraints such as overshadowing by boundary fence;
 - b. all hard landscaping, including details of permeable surfacing and tactile paving;
 - c. replacement tree planting with a minimum ratio of 1:2 trees to compensate for the loss of the trees being felled;
 - d. final design and location of boundary treatment;
 - e. details and location of bund;
 - f. details of timings for all landscaping and its maintenance.
- The works shall be carried out in accordance with the approved details and to the appropriate British Standard.

Reason: To protect the character of the area and the Eastleigh–Southampton Strategic Gap, to safeguard the amenities of neighbouring residents and to provide biodiversity enhancements.

- 14 For a period of no less than 10 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: To protect the character of the area and the Eastleigh–Southampton Strategic Gap, to safeguard the amenities of neighbouring residents and to provide biodiversity enhancements.

- 15 Notwithstanding the information provided, within three months of work commencing on site details of wayfinding signage, lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority. The development must accord with these approved details.

Reason: In the interest of visual amenity and to protect the character of the area and the Eastleigh–Southampton Strategic Gap

- 16 No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev 3 dated May 2020, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
- a. A technical summary highlighting any changes to the design from that within the aforementioned Flood Risk Assessment;
 - b. Infiltration test results undertaken in accordance with BRE365 and 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 that link to the drainage calculations;
- d. Detailed drainage calculations to demonstrate that 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.
 - g. Confirmation of Environment Agency approval of variation of licence application;
 - h. Schedule for perimeter borehole monitoring for pollutants including de-icer compounds and measures to respond to increased levels if exceedances of Environmental Quality Standards are identified, including reporting to the Local Planning Authority; and
 - i. A monitoring and maintenance strategy.

The development shall be implemented and maintained in accordance with the approved details.

Reason: To ensure satisfactory provision of surface water drainage and protection of water quality in the River Itchen.

- 17 No works for the provision of the extended car park shall begin until a Car Park and Access Sensitive Lighting Strategy to minimise potential impacts on nocturnal wildlife, particularly bats, during the operational phase has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in full accordance with the approved scheme. No additional lighting shall be added to the car park unless it has first been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of protecting nocturnal wildlife

- 18 No work shall start until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and recording which has first been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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.

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention 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>

Note to Applicant: Please note, an asset protection agreement and other matters will need to be agreed with Network Rail before construction works can commence.

Note to Applicant: Eastleigh Borough Council has taken all environmental information including the Environmental Statement and Non-Technical Summary both dated October 2019, the Addendum to the Environmental Statement and Non-Technical Summary both dated July 2020 and the Environmental Statement Addendum 2 and Non-Technical Summary both dated January 2021 into consideration in reaching this decision. The reasoned conclusions on significant effects; conditions, a description of any features of project and /or measures to avoid, prevent or reduce, offset significant effects and appropriate monitoring measures; a summary of consultations is set out within the committee report which can be viewed at <https://meetings.eastleigh.gov.uk/ieListDocuments.aspx?CId=276&MId=6830&Ver=4>

Yours faithfully

A handwritten signature in black ink that reads 'Andy Grandfield'.

Andy Grandfield
Executive Head of Planning and Economy

N.B. See Attached Notes