Development Management
Application No X/16/78095
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Fri 9-5
e-mail gary.osmond@eastleigh.gov.uk

Wyg Planning & Environment
The Pavilion
Botleigh Grange Office Campus
Grange Road
Hedge End
SO30 2AF

12 April 2016

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

Application No. X/16/78095

In pursuance of their powers under the above Act and in accordance with your application received on 23 February 2016

the Council, as Local Planning Authority hereby PERMIT VARIATION the following :

**Description:** Variation of conditions 16 & 17 of planning permission F/14/74922 to meet code level 4 of the code for sustainable homes for water and energy only
**Site:** Land Acres, Heath House Lane, Hedge End, Southampton, SO30 0LB

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: L01 & 501 Rev P4. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) With the exception of Conditions 16 & 17, the development hereby permitted shall comply with the conditions imposed on the grant of the planning permission reference F/14/74922 which was permitted on 19th December 2014. Reason: To secure properly planned development.

(3) Prior to commencement, details of how the approved dwellings will achieve Code level 4 equivalent requirements for energy and water [or equivalent requirements that are set out in national legislation or policy], with reference to design stage SAP data and the BRE water calculator, as well as evidence that the relevant ESD requirements 2-8 inclusive of the Council's adopted Environmentally Sustainable

Development SPD are being met shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall be occupied until written confirmation thatthese works have been completed, and the 'as built' stage SAP data and a confirmation of the water calculation, has been submitted for that dwelling. Reason: To ensure the development meets the requirements of the national technical standards for energy and water consumption and the Council's adopted environmentally Sustainable Development SPD in residential development.

Note to Applicant: The information submitted with this application is considered sufficient to meet the requirements of Condition 3 above and as such no further information needs to be submitted.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 34.ES

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM2

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PVR)