

BY EMAIL

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Application	F/21/91185
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Thursday 29 September 2022

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

Application No. F/21/91185

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 August 2021 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping (This application is subject to Environmental Impact Assessment)

Site: Land between Burnetts Lane and Allington Lane,

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the current and revised plans listed: 29975A/20 Rev C; 29975A/21 Rev C; 29975A/22 Rev C; 29975A/23 Rev A; 29975A/24 Rev B; 29975A/25 Rev C; 29975A/26 Rev B; 29975A/50 Rev A; 29975A/51 Rev A; 29975A/52 Rev A; 29975A/53; 29975A/54; and 29975A/55. Reason: For the avoidance of doubt and in the interests of proper planning
- 2 The development hereby permitted shall begin no later than the expiration of two years from the date of this permission. Reason: To enable the Local Planning Authority to control the development in detail and encourage delivery.
- 3 No development shall begin until a detailed final surface water drainage scheme, based on the approved documentation, including at least the 3 forms of naturalised drainage, has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:
 - a) A technical summary highlighting any changes to the design from that within

the approved Flood Risk Assessment and addendums.

b) Groundwater monitoring to be undertaken across the site to inform which drainage features need to be lined to ensure separation of surface water and groundwater.

c) Any updated drainage plans and calculations as appropriate to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

d) Any updated exceedance plans demonstrating the extent of flooding expected at the 1:100 + climate change event.

e) Details of land drainage provision to allow suitable drainage where overland flow routes are disrupted as a result of the development and to manage high groundwater levels

f) Details for all run-off from roads and carriageways.

g) Details of (number, type and construction of) drainage outfalls to be located in watercourses on site).

h) Details to ensure protection of sensitive receiving waters, especially relating to the prevention of the release of silt and sediment from these SUDS features

i) A timetable for implementation

j) Details of protection measures

and within 3 months of the commencement of development details for the long term maintenance, management, adoption and monitoring arrangements for the surface water drainage system shall be submitted to the Local Planning Authority and shall include:

i. Maintenance schedules for each drainage feature type

ii. A plan detailing ownership of each drainage feature

iii. Confirmation that adoption of features is accepted by Southern Water/Highways Authority/other public body

iv. the responsibilities of each party for the post-construction implementation, management and maintenance of the SuDS scheme

The sustainable drainage system shall be implemented in accordance with the approved details prior to first use of the road and thereafter monitored, managed and maintained in accordance with the approved details.

Reason: To prevent significant damage to water dependent designated species and habitats both on site and downstream within the River Itchen SSSI and SAC. This approach is supported by paragraphs 174 and 180 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity and Policies DM6 and DM11 of the EBLP (2016-2036)

- 4 No development shall commence (including vegetation clearance, demolition and groundworks) until an over-arching Ecological Mitigation and Management Strategy (EMMS) covering all the proposed development has been submitted to and approved in writing by the Local Planning Authority. The purpose of the EMMS is to provide the basis for more detailed Ecological Mitigation and Management Plans (EMMP's) for each Reserved Matters application or full application and for the Construction Environmental Management Plans (CEMP's). The EMMS shall be based on the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the

revised Green Infrastructure Parameter Plan (dated 25.05.2021). It shall be based on the most up-to-date ecological survey information and outline the avoidance and mitigation measures to be carried out on-site and off-site, together with a timetable for implementation. The EMMS shall include the following:

- a) Overall risk assessment of potentially damaging site clearance and construction activities;
- b) The extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and ecological networks and related green infrastructure identifying those that are proposed to be retained and those proposed for removal and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- c) Identification of 'biodiversity protection zones' within which no construction related activities will take place (including protection zones for SINCs, woodland, hedgerows, ponds and watercourses);
- d) Details of biosecurity arrangements, invasive non-native species control and methods for preventing the spread of non-native species;
- e) Include a Biodiversity Net Gain Plan based on current DEFRA advice which delivers a site wide minimum of +10%
- f) Outline the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey;
- g) Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully;
- h) Outline practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements);
- i) The times during construction when specialist ecologists need to be present on site to oversee works.

The approved EMMS shall be adhered to and implemented in accordance with the approved details.

Reason: To protect features of ecological importance during site clearance and construction in accordance with paragraph 174 of the National Planning Policy Framework (NPPF), July 2021 and Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036) April 2022. The EMMS will provide the ecological baseline and the framework for managing impacts to biodiversity throughout the lifetime of the construction. It will form the basis for more detailed Ecological Mitigation and Management Plans to accompany each subsequent application.

- 5 No development shall commence (including vegetation clearance and groundworks) until an Ecological Mitigation and Management Plan (EMMP) covering all the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall be based on the approved Ecological Mitigation and Management Strategy (EMMS) and the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the revised Green Infrastructure Parameter Plan (dated 25.05.2021). They shall be based on up-to-date

ecological survey information and detail the avoidance and mitigation measures to be carried out on site and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. The EMMP shall include the following:

- i. Detailed risk assessment of potentially damaging site clearance and construction activities;
- ii. Details of the extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- iii. Identification of 'biodiversity protection zones' within which no construction related activities will take place (including protection zones for SINCs, woodland, hedgerows, ponds and watercourses);
- iv. Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey;
- v. Include a Biodiversity Net Gain Plan based on current DEFRA advice which enables delivery of a site wide minimum of +10%
- vi. Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully;
- vii. Detailed practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements)
- viii. The times during construction when specialist ecologists need to be present on site to oversee works.

The approved EMMP shall be adhered to and implemented in accordance with the approved details.

Reason: Reason: To protect features of ecological importance during site clearance and construction in accordance with paragraph 174 of the National Planning Policy Framework (NPPF), July 2021 and Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036) April 2022. The EMMP's will provide the detailed measures for managing impacts to biodiversity throughout each phase of the construction. They will be based upon the Ecological Mitigation and Management Strategy once submitted and approved by the local planning authority.

- 6 Prior to the commencement of development (excluding site clearance works) a final updated Landscape and Ecological Management and Enhancement Plan (LEMP) shall be submitted to the local planning authority. The purpose of the LEMP is to ensure that all the ecological features to be retained and those that are to be created, restored or enhanced are appropriately managed and monitored to deliver the conservation objectives for the development. The content of the LEMP shall include the following:
 - i. Details, extent and type of new planting (planting shall be of native species appropriate to the area).
 - ii. Details of long term management and maintenance including that for watercourses, buffers around watercourses and wetland habitats and invasive non-native species controls;

- iii. Details of new and compensatory habitat created on site including details of target condition for the retained habitats and those created, restored or enhanced and monitoring methods and remedial measures to ensure these targets including a minimum 10% Biodiversity Net Gain are achieved as calculated by the Biodiversity Metric 3.0;
- iv. Details of watercourse buffer zones including the planting and long-term management of watercourses and their associated buffer zones;
- v. details of management responsibilities including description and evaluation of the ecological features to be managed;
- vi Ecological trends and constraints on site that might influence management;
- vii. Prescriptions and specifications for management actions;
- viii. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) to deliver the management and monitoring actions;
- ix. Details of the body or organization responsible for implementation of the plan;

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be fully implemented in accordance with the approved details prior to first use of the road and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with paragraph 179 of the National Planning Policy Framework (NPPF), July 2021 and Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036) April 2022.

- 7 Within 3 months of the commencement of development, a final lighting design strategy for biodiversity and amenity shall be submitted to the local planning authority. The strategy shall:
- i. identify those areas/ecological features and the species they support that are particularly sensitive to artificial lighting and where artificial lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - ii. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- Unless otherwise agreed in writing by the Local Planning Authority, the lighting strategy shall broadly accord with the submitted Lighting Impact Assessment (Hydrock, 23.7.21) recommendations and conclusions and follow the advice

and guidance of the Institute of Lighting Professional (ILP)'s publication "Guidance Notes for the Reduction of Obtrusive Light" and the Bat Conservation Trust and ILP Guidance Note 08/18 "Bats and artificial lighting in the UK. All external lighting shall be installed in accordance with the approved details prior to first use of the road with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that crepuscular and nocturnal animal species are not significantly disturbed by artificial lighting such that it adversely affects their breeding, roosting, foraging and commuting patterns and behaviour and to protect residential amenity and provide security measures.

- 8 The development must accord with the arboricultural reports reference 11705_R08a_RA-CW dated 18/10/2021 and 11705_R09a_RA-CW dated 18/10/2021. No excavation, demolition or development related works within 40 metres of the location of the tree protection measures shall commence until suitable photographic evidence has been submitted and approved by the Local Planning Authority that the tree protection measures have been installed, as per the approved tree protection plan contained within the report reference 11705_R09a_RA-CW dated 18/10/2021 . 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.
- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority and any recommendations complied with. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and the road hereby approved shall not be brought in to use until such approval is provided. Reason: in the interests of human health and in order to comply with EBLP April 2022 Policy DM8
- 10 Prior to the commencement of development (excluding vegetation clearance, demolition and groundworks) a detailed Noise Mitigation and Management Scheme detailing in full the noise reduction specifications for the top surface of the link road and any acoustic wall/fence/bund provisions shall be submitted to and approved in writing by the local planning authority. The agreed measures shall then be fully installed in accordance with the approved details prior to first occupation of any adjoining dwellings to the link road and thereafter retained and maintained to the satisfaction of the local planning authority. Reason: in the interests of residential amenity.

- 11 Before any site clearance or development commences, a final Construction and Environmental Management Plan (CEMP), to include Code of Construction Practice and a Construction Traffic Management Plan (CTMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
- a. the indicative timing and phasing of the works (including all piling, the prevention of works during periods of heavy rainfall events and the timing of ground works close to watercourses so as to avoid sensitive spawning periods for Atlantic salmon)
 - b. confirmation that there will be no burning of site clearance or waste on site
 - c. the location of temporary site buildings and plant and material storage areas,
 - d. the arrangement for construction deliveries including construction traffic routing (including any restrictions),
 - e. measures to prevent or minimise the risks of air pollution (through controls over dust emissions, exhaust emissions, bonfires etc.);
 - f. temporary construction car parking and turning provisions both on and off-site,
 - g. temporary artificial lighting, including hours of lighting,
 - h. mud on the road mitigation,
 - i. a scheme for controlling noise and vibration from construction activities (to include piling) so as not to disturb sensitive biodiversity or harm residential amenity;
 - j. the protection, closure and/or diversion of public rights of way during construction,
 - k. storage of and collection of waste
 - l. controls for the volume and the quality of surface water runoff (including treatments for pollution) and which prevent or minimises the risks of land contamination and water pollution (including minimising the area of land that is disturbed and exposed, temporary covering/protection of disturbed areas, the installation of temporary SUDS, the use of silt traps, etc)
 - m. watercourse crossings and any proposed diversions (temporary or permanent),
 - n. a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include appropriate buffers, exclusion zones, protective fencing, etc. to avoid damage to hedgerows, trees, streams and other important ecological features;
 - o. Information on the persons/bodies responsible for particular activities associated with the construction phase to include suitably competent SHEQ's on site at all times during construction who can monitor and control activities in accordance with the agreed CEMP and who shall ensure that there are satisfactory monitoring and reporting arrangements and that incidents and emergencies are immediately reported to the local planning authority.
- All works shall be carried out in accordance with the approved CEMP and should have due regard to the advice and guidance contained in British Standard BS5228:2009 (A1 2014) "Code of Practice for noise and vibration control on construction and open sites".

Reason: in the interests of amenity, highway safety, flood risk prevention and

the protection of ecology and watercourse features during construction.

- 12 Unless otherwise agreed in writing by the Local Planning Authority, the hours of all demolition and construction works shall be restricted to 0800 - 1800 hours Monday to Friday, 0800 - 1300 on Saturday, and at no other time on Sundays, Bank and Public holidays. Reason: To protect the amenities of occupiers of any nearby premises
- 13 Within 3 months of the commencement of development (excluding vegetation clearance, demolition and groundworks) final hard and soft landscaping details and maintenance and management proposals shall have been submitted to the Local Planning Authority. The final details shall be in broad accordance with the submitted drawings and documents ref DD508.R10 Link Road Infrastructure Landscape Principles and the amended Landscape Strategic Arrangement Drawings 1-5 and shall be fully consistent with drawings submitted for planning application F/20/89500. Unless otherwise agreed the landscaping shall be in undertaken in accordance with the approved details prior to first use of the road. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area and biodiversity.
- 14 All works approved under condition 13 including hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the approved details and to the appropriate British Standard and written verification that the approved plans have been fully implemented shall be submitted to the Local Planning Authority for approval within 3 months of the completion of the works. 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 ensure a satisfactory visual appearance in the interest of the amenities of the area and biodiversity.
- 15 Prior to the commencement of associated works final details of the design and timing of works for visibility splays, refuges, additional junction designs, footway/cycleway crossings including any signalisation, bus stop and bus infrastructure and adoption provisions for pedestrian and cycle bridge structures shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be fully implemented in accordance with the agreed timescales. Reason: in the interests of highway safety.
- 16 Unless otherwise agreed in writing by the Local Planning Authority, the works proposed to safeguard and divert Public Rights of Way shall be fully implemented in accordance with the amended Landscape Strategic Arrangement Drawings 1-5 received 20.7.22 prior to first use of the road. Reason: in the interests of highway safety and public amenity
- 17 The submitted and approved Employment and Skills Plan – Road Three received 2.9.22 shall be fully complied with during the construction phase unless otherwise agreed in writing by the Local Planning Authority. Reason: to

provide employment and skills development opportunities as a result of the development.

- 18 The development shall be carried out in accordance with the submitted flood risk assessment (ref number G277, titled One Horton Heath Chalcroft Avenue Flood Risk Assessment, compiled by PFA Consulting and dated 27.07.2021) and the following mitigation measures it details:

- The proposed Quobleigh Stream Road Bridge shall have a soffit level set no lower than 16.20mAOD.
- The proposed Quobleigh Stream Footbridge shall have a soffit level set no lower than 16.27mAOD.
- Bridge crossings on main rivers shall have their soffits set no lower than 600mm above the modelled flood level
- Compensatory storage shall be provided as detailed in the document titled Quobleigh Stream Floodplain Compensation reference number 10413-SEG3-245.

These mitigation measures shall be fully implemented prior to first use of the road and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: to reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change

- 19 The development shall be carried out in accordance with the following drawings included and assessed within the submitted flood risk modelling

- Titled "Quobleigh Stream Floodplain Compensation", Reference Number "10413-SEG3-245", Revision P1, dated July 2021
- Titled "Quobleigh Stream Bridge Footbridge", Reference Number "10413-SEG3-1003", Revision T4, dated October 2021
- Titled "Quobleigh Stream Bridge Structural General Arrangement", Reference Number "10413-SEG3-1000", Revision T2, dated September 2021
- Titled "Overall Site Layout 'The Avenue Northern Section'", Reference Number "10413-SEG3-214", Revision P3, dated January 2022.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. The condition is in line with the PPG to the NPPF for Flood Risk and Coastal Change

- 20 No development within the 10m buffer zones for any watercourse within the site shall take place until a working method statement to cover in, within 10 metres buffer zones of, or able to affect (source-pathway-receptor) any watercourse or aquatic habitat on the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

The method statement shall cover the following requirements:

- Timing of works
- Details of temporary watercourse crossings including (but not limited to) types of crossing used, installation methods, re-instatement following removal, fish rescue/removal)
- Details of use of construction machinery including the location and storage of plant, materials and fuel, access routes and haul roads, biosecurity).
- Details of water management arrangements during construction including SUDS and other pollution control and prevention measures especially with regards to measures used to prevent the release of soil, silts and sediments, chemicals and fuels/oils into watercourses.
- Details of protection of watercourses through the use and management of buffer zones
- Details of pollution prevention and spillage control arrangements.

Reason: The construction phase of any proposed development affecting the watercourses and aquatic habitats on site and the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) downstream of the site significant risks of, for example: damage to water dependent designated species and habitats both on site and downstream within the River Itchen SSSI and SAC. This approach is supported by paragraphs 174 and 180 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. This condition is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

- 21 No bridge development shall take place until the detailed design of all proposed bridges crossing watercourses has been submitted to and approved in writing by the Local Planning Authority. The bridges shall be constructed as approved and any variation shall be agreed in writing by the Local Planning Authority. The bridge designs shall include the following:

- Suitable mammal ledges and tunnels (as appropriate) and how these will be incorporated in the design.
- Construction methodology, including any temporary works to the existing watercourse, its bed and banks.
- Re-instatement of the watercourse following bridge construction, including the provision of appropriate mitigation measures and compensatory habitat creation where required.
- Details of landscaping, planting, and the creation and long-term management of watercourses and their associated buffer zones. All planting in and within 10 metres of any watercourses must be of native species appropriate to the location.

Reason: To protect the wildlife and habitat within the development site and avoid damaging the site's watercourses. This approach is supported by paragraphs 174 and 180 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and

providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

- 22 No development within 30m of any existing watercourse shall take place until the details of any temporary or permanent diversion of any watercourses on site has been submitted to and approved in writing by the Local Planning Authority. Any diversions shall be constructed as approved and any variation shall be agreed in writing by the Local Planning Authority.

Details shall include (although not limited to):

- Cross sections and long sections
- Details of how appropriate hydrological regimes will be maintained to ensure no detriment to aquatic habitats and species
- Timings of works
- Method of works
- Pollution prevention measures, especially regarding release of silt or sediment.
- Habitat protection and creation including any planting and landscaping plans
- Fish removal (if necessary).

Reason: To protect the wildlife and habitat within the development site and avoid damaging the site's watercourses. This approach is supported by paragraphs 174 and 180 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

- 23 No development within areas identified as High or Medium Surface Water Flood Risk shall begin until further details have been submitted to and agreed in writing with the Local Planning Authority of the areas of surface water flood risk being affected due to the development, including details of compensation in a suitable location. The agreed works shall be fully implemented and thereafter retained and maintained for this purpose. Reason: to ensure the development does not increase flood risk in other areas.

- 24 Within 3 months of the completion of the drainage scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall contain as built plans and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place. Photographs of excavations, soil profiles and any installation of flow control devices shall also be included. LPAs should also periodically review the construction of surface water management systems on new development to ensure it continues to adhere to best practice and industry standards. Reason: to ensure the drainage scheme is properly installed so as not to increase flood risk.

- 25 The condition of the existing watercourse/ditch/drain/sewer up to and including the Main River which will take surface water from the development site shall be investigated before any connection is made. If necessary, improvement to its

condition as reparation, remediation, restitution, and replacement shall be undertaken. Evidence of this, including photographs shall be submitted to the Local Planning Authority. No development shall begin until written agreement in principle has been submitted and approved by the Local Planning Authority. This should include agreement for the both the principle of connection(s) and discharge rate(s). Ordinary Watercourse consent will also be required for the structure connecting to the watercourse. Reason: to ensure appropriate water drainage so as not to increase flood risk.

Notes to Applicant

In accordance with 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.

Southern Water advice:

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to Developer.Services@southernwater.co.uk. Restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) with regards to any landscaping proposals and SW restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

advice - Environmental Permit

Environment Agency advice:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or

contact our National Customer Contact

Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Natural England advice:

Protected Species licence

Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either:

- i. a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
- ii. written confirmation from Natural England or accredited ecologist that the operation does not require such a licence.
- iii. The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.

HCC Countryside advice

- i Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must always remain available for public use.
- ii All vehicles and plant crossing a Public Right of Way and should give way to public users, which could include horse-riders and cyclists, at all times.
- iii Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.
- iv. There must be no surface alterations to a Public Right of Way without the prior consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.

HCC Highways advice:

- i The specific location and design of vehicular junctions (including capacity modelling and in accordance with measured speeds) and pedestrian crossing points are to be agreed at the reserved matters stage should the outline application be granted planning permission
- ii The bridge structures not to be adopted by the Highway Authority crossing Quobleigh and Foxwood Streams shown on drawings 10413-SEG3-1003 T2 and 10413-SEG3-1004 T2 and forming part of the continuous pedestrian and cycle route adjacent to the link road should be adopted by Eastleigh Borough Council and maintained and available to the public in perpetuity.

LLFA advice

Ordinary Watercourse consents are also required.

EIA: Eastleigh Borough Council has taken all environmental information including the Environmental Statement dated December 2020, the Addendums to the Environmental Statement dated July 2021 and December 2021 and Non-Technical Summary dated July 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?MId=7033&x=1>

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes