

MR RYAN DOSWELL
DOSWELL PROJECTS LTD
UNIT 14/ 15 MONKS BROOK IND PARK
SCHOOL CLOSE
CHANDLERS FORD
SO53 4RA

Application	X/22/93511
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Wednesday 26 October 2022

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

Application No. X/22/93511

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation/ removal of conditions 1, 4, 5, 6, 9 & 10 of planning permission F/21/90597 for the demolition of existing industrial buildings followed by the erection of 7 dwellings with associated parking and use of existing commercial access to serve site. Variation comprises elevational alterations to dwellings and garages.

Site: Land to the rear of Fairways & Homefield Winchester Road, Boorley Green, SO32 2DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1245.WD.111RevC, 1245.WD.201RevF, 1245.WD.202RevF, 1245.WD.203RevE, 1245.WD.204RevD, 1245.WD.205RevD, 1245.WD.206RevE, 1245.WD.207RevD, 1245.WD.208RevC, 1245.WD.209RevC, 1245.WD.401RevE, 1245.WD.402RevE, 1245.WD.403RevD, 1245.WD.404RevD, 1245.WD.405RevB, 11909.D1.RevT1, 11909.D2.RevT1, 11909.D3.RevT1, 11909.D4.RevT1, 11909.D6.RevT1, 11909.D7.RevP1, L90-200RevD & 190023_01RevC.

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

- 2 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.

- 3 The development must accord with the arboricultural report reference 191225 - AIA 2. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 4 Demolition and Construction work shall only be carried out in accordance with the following details:
 - Doswell Projects Construction Environmental Management Plan - Demolition phase (issue 3, dated July 22), as approved under discharge of condition application DC/22/93018 in relation to condition 4 of planning permission F/21/90597,
 - Doswell Projects Construction Environmental Management Plan (issue 2, dated July 22),
 - Email from Ian Humble (of Doswell Projects) sent 14.10.22 containing details of wheel washing, water pollution control and reptile mitigation,
 - Site set up plan (referenced 1245.WD.111RevC).Reason: To limit the impact the development has on the amenity of the locality
- 5 Notwithstanding the submitted details, No development shall start until the following has been submitted to, and approved in writing by the Local Planning Authority:
 - A) Report of a site investigation 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 unless otherwise agreed with the LPA,
 - B) Detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. The scheme shall include nomination of a competent person to oversee the implementation of the works.Reason: To minimise the risk from land contamination for the safety of the property's occupiers.
- 6 The approved drainage system shall be fully installed before first occupation of the dwellings hereby permitted and thereafter managed and maintained in accordance with the Surface Water SuDS Maintenance Manual by Andrew Waring Associates (first issue dated 12/8/22). Reason: To ensure satisfactory drainage for the development.
- 7 No development, above dpc level, shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning

Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 8 No development, above dpc level, shall commence until full landscaping plans with details of hard and soft landscaping (including surfacing materials), planting details and a landscape environmental management plan have been submitted to and approved in writing by the Local Plan Authority. The full landscaping plan shall follow the details agreed within the landscaping strategy (drawing no: L90-200revD) and any gaps within the hedgerows shall be infilled with native species. The hard landscaping shall be in place before occupation of the development and the soft landscaping shall be in place by the end of the first planting season following occupation of the development. The landscaping shall be installed and thereafter maintained in accordance with the approved details. Reason: To provide a setting for the development and in the interests of ecology and amenity.
- 9 The development shall not be occupied until the site access with Winchester Road, including the provision of footway into the site and verge crossing, has been constructed in accordance with the approved plans.
Reason: To provide satisfactory access and in the interests of highway safety.
- 10 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 5(b) that any remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA 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. Typically such a report would comprise: a. A description of the site and its background, and summary of relevant site information, b. 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 work 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 5(b).
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.
- 11 No external lighting shall be installed until a wildlife sensitive lighting plan has been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.
Reason: To limit the developments impact on bats.

- 12 No dwelling shall be occupied until evidence showing that the mitigation is in place to offset the impact of increased nitrates from the development on Solent Maritime SAC, Southampton Water SPA and Ramsar sites has been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the water quality of the European designated sites.
- 13 The development shall not be occupied until as built stage water calculator confirming the predicted internal mains water consumption to achieve a maximum predicted internal mains water consumption of 110 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To support a comprehensive approach to high quality sustainable design across the site;
- 14 The development shall not be occupied until details of noise insulation and mechanical ventilation have been submitted to and approved in writing by the Local Planning Authority and installed on the site.
Reason: To protect the dwellings occupiers from noise from the nearby trainline.
- 15 The development shall not be occupied until the access road, car parking, garages, footpath link, cycle stores and refuse points have been provided in accordance with the approved plans and thereafter retained.
Reason: In the interests of highway safety and sustainability.
- 16 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. 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.
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.
- 17 The development shall fully accord with the recommendations and ecological enhancements outlined within the preliminary ecological assessment by eco support (dated 30th April 2021), reptile survey and mitigation report by eco support (dated 14th July 2021) & phase II bat survey by eco support (dated 14th July 2021). Unless otherwise stated all recommendations and enhancements shall be in place by the end of the first planting season following occupation of the development and thereafter be retained in perpetuity.
Reason: In the interest of ecology.
- 18 The development shall not be occupied until details of vibration peak particle velocity and vibration dose value have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To protect the occupiers of the development from

vibrations from the nearby train track.

- 19 For a period of no less than 5 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: In the interests of the visual amenities of the locality.
- 20 The car parking spaces and garages shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Yours faithfully

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes